





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-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0116  
Address: 2005 Tower Drive

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 200'

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made



November 16, 2015

II  
2

City of Austin  
Board of adjustment  
Leane Heldenfels  
505 Barton Springs Rd., 5th Floor  
Austin, TX. 78704

REF: Reconsideration of Case C15-2015-0116

Dear Board Members;

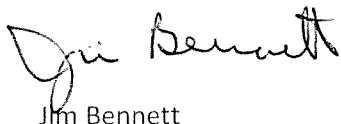
Pursuant to the Boards rules, I am hereby requesting the Board reconsider its decision to deny part C of the request which was related to the increase of the F.A.R. on the whole site of lot 53 and ½ of 54. I believe that the Board erred, or at least it is unclear in its decision not to consider the whole tract for F.A.R. purposes, in making its decision to grant portions A.B and D of the request the Board considered the whole site.

It appears that perhaps the Board's decision should have been to recognize the whole site (lot 53 and ½ of 54) and then to deny any increase of F.A.R. beyond the allowable 0.4:1 F.A.R. on the whole site. Lot 54 currently has a F.A.R of 0.635:1, if the whole site is considered, the F.A.R. could be reduced to a permitted **0.4:1..**

If the board doesn't consider this an error, or unclear decision, then I submit this as a revision to our original application to allow for a 0.4:1 F.A.R. on the whole site.

Thank you for your consideration of this matter.

Sincerely,



Jim Bennett

015-2015-0116

Heldenfels, Leane

From: Ron Thrower  
Sent: Friday, November 20, 2015 12:36 PM  
To: Heldenfels, Leane  
Cc: Gavin Clarkson  
Subject: 2005 Tower Drive

II  
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Leane,

Our request is for 0.4099:1 FAR across the combined property which is 112 s.f. over the 0.40:1 allowed using the combined property. In context to just Lot 53, if the Board chooses to motion just based on the Lot 53 boundary only, the request is then 0.5976:1, which again is representative of just the same 112 s.f. but using just Lot 53 as the denominator.

The request is to fill in the voids of the residential structure that was built at a time when there was no limit on FAR for residential structures. Further, the FAR request is solely needed because the screened in porch will include windows for an all-weather use and because of the windows that area is included in the FAR. Absent the windows, the screened in porch would not count as FAR.

Please let me know if you have any questions. I know our consulting team has made this confusing enough for all of us, but this is the last change to this request. Thanks for your patience and understanding.

**Ron Thrower**

*Thrower Design*

510 South Congress Avenue, Suite 207

Mail: P.O. Box 41957

Austin, Texas 78704

512-476-4456 office

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of this communication or any attachment is strictly prohibited. In such an event, please contact the sender immediately and delete all copies of this communication and any attachment.

**Heldenfels, Leane**

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4/4

**From:** Blake <[REDACTED]>  
**Sent:** Tuesday, November 03, 2015 5:34 PM  
**To:** Heldenfels, Leane  
**Cc:** WANG ExCom  
**Subject:** C15-2015-0116; 2005 Towers Drive

3 November 2015

Leane Heldenfels, Liaison  
Board of Adjustment  
City of Austin

RE: C15-2015-0116; 2005 Towers Drive

Members of the Board of Adjustment:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) has voted electronically to not oppose three of the variances being requested in this matter, specifically the variances dealing with the side setback requirement, the maximum impervious coverage requirement, and the penetration of the side setback plane/building tent. As presented to us by the applicant over the last several months, these requests seem reasonable, show the requisite hardship, and to us are examples of why the variance process is in place.

We do have concerns about and are opposed to the fourth requested variance seeking to increase the maximum FAR requirement. It is our understanding that using the combined lots' square footage (11,289) the FAR of the existing duplex is .358 to 1. To reach the LDC defined FAR maximum would allow an approximately 470 square foot addition to the structure.

As always, thank you for your service to the City. A representative of the neighborhood association will be in attendance at the hearing.

Blake Tollett-WANG

F/S

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE:** Monday, November 9, 2015

**CASE NUMBER:** C15-2015-0116

☒ Y \_\_\_\_\_ Brooke Bailey  
☐ - \_\_\_\_\_ Michael Benaglio (out)  
☒ Y \_\_\_\_\_ William Burkhardt  
☒ Y \_\_\_\_\_ Eric Goff  
☒ Y \_\_\_\_\_ Kelly Blume  
☒ Y \_\_\_\_\_ Melissa Hawthorne **2<sup>nd</sup> the Motion**  
☒ Y \_\_\_\_\_ Don Leighton-Burwell  
☒ Y \_\_\_\_\_ Melissa Neslund  
☒ Y \_\_\_\_\_ James Valadez  
☒ Y \_\_\_\_\_ Michael Von Ohlen **Motion to Grant**

**APPLICANT:** Jim Bennett

**OWNER:** Marth Atelia Clarkson

**ADDRESS:** 2005 TOWER DR

**VARIANCE REQUESTED:** The applicant has requested variance(s) from:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permited) to 56.51% (requested, existing); and to
- C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required, permitted) to .634 to 1 (requested, .494 to 1 existing); and to
- D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 4 feet 6 inches vertically and 5 feet 6 inches horizontally in order to construct an addition to an existing single family home in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)
- Other

**BOARD'S DECISION:** POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST

**RENOTIFICATION REQUEST:** The applicant has requested variance(s) from:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permited) to 56.51% (requested, existing); and to

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C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required, permitted) to .634 to 1 (requested, .494 to 1 existing); and to

D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 4 feet 6 inches vertically and 5 feet 6 inches horizontally in order to construct an addition to an existing duplex in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

**BOARD’S DECISION:** POSTPONED TO October 12, 2015 AT THE APPLICANT’S REQUEST; OCT 12, 2015 POSTPONED TO NOVEMBER 9, 2015 BY APPLICANT (RE-NOTIFICATION NEEDED)

**RENOTIFICATION REQUEST:** The applicant has requested variance(s) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to

B. Increase the maximum impervious cover from 45% (required/permitted) to 62.40% (requested, 56.95 existing); and to

C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from 0.4 to 1 (required, permitted) to 0.635 to 1 (requested, 0.527 to 1 existing); and to

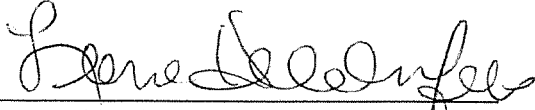
D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 11 feet vertically and horizontally in order to construct an addition to an existing duplex in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)

**Board’s Decision: Nov 9, 2015** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A, B, D and Denied Item C, Board Member Melissa Hawthorne second on a 9-0 vote; **GRANTED ITEMS A, B, D AND DENIED ITEM C.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the duplex is existing from a previous building permit and certificate of occupancy issued in 1993, prior to the McMansion requirements
2. (a) The hardship for which the variance is requested is unique to the property in that: the size and shape of the remaining portion of the lot 54 cannot be developed and for all practical purposes should be consider as part of the site  
(b) The hardship is not general to the area in which the property is located because: in 1993 the adjacent portion was obtained from the City of Austin and it appears to have been considered as part of lot 53 due to setbacks and other requirements of the time
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of

the regulations of the zoning district in which the property is located because: the area of character will not change in as much as the use of the structure will remain the same and the vacant adjoining portion of lot 54 from appearances will look the same

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman

11/7

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**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE:** Monday, October 12, 2015

**CASE NUMBER:** C15-2015-0116

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Michael Benaglio  
☐ Y ☐ William Burkhardt -2<sup>nd</sup> the Motion  
☐ N/A ☐ Eric Goff  
☐ Y ☐ Vincent Harding  
☐ Y ☐ Melissa Hawthorne - Motion to PP to 11/9/15  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Melissa Neslund  
☐ Y ☐ James Valadez  
☐ OUT ☐ Michael Von Ohlen

**APPLICANT:** Jim Bennett

**OWNER:** Marth Atelia Clarkson

**ADDRESS:** 2005 TOWER DR

**VARIANCE REQUESTED:** The applicant has requested variance(s) from:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permitted) to 56.51% (requested, existing); and to
- C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required, permitted) to .634 to 1 (requested, .494 to 1 existing); and to
- D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 4 feet 6 inches vertically and 5 feet 6 inches horizontally in order to construct an addition to an existing single family home in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)
- Other

**BOARD'S DECISION:** POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST

**RENOTIFICATION REQUEST:** The applicant has requested variance(s) from:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permitted) to 56.51% (requested, existing); and to



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**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, September 14, 2015**

**CASE NUMBER: C15-2015-0116**

\_\_\_\_ Brooke Bailey  
\_\_\_\_ Michael Benaglio  
\_\_\_\_ William Burkhardt  
\_\_\_\_ n/a Eric Goff  
\_\_\_\_ Vincent Harding (Chair)  
\_\_\_\_ Melissa Hawthorne (Vice-Chair)  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ out Melissa Neslund  
\_\_\_\_ James Valadez  
\_\_\_\_ Michael Von Ohlen

**APPLICANT: Jim Bennett**

**OWNER: Marth Atelia Clarkson**

**ADDRESS: 2005 TOWER DR**

**VARIANCE REQUESTED: The applicant has requested variance(s) from:**

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permitted) to 56.51% (requested, existing); and to
- C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the floor-to-area ratio from .4 to 1 (required, permitted) to .634 to 1 (requested, .494 to 1 existing); and to
- D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 4 feet 6 inches vertically and 5 feet 6 inches horizontally in order to construct an addition to an existing single family home in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Group)
- Other

**BOARD'S DECISION: POSTPONED TO SEPTEMBER 14, 2015 AT THE APPLICANT'S REQUEST**

**RENOTIFICATION REQUEST: The applicant has requested variance(s) from:**

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested/existing); and to
- B. Increase the maximum impervious cover from 45% (required/permitted) to 56.51% (requested, existing); and to
- C. Subchapter F: Residential Design and Compatibility Standards, Article 2: Development Standards, Section 2.1 – Maximum Development Permitted to increase the

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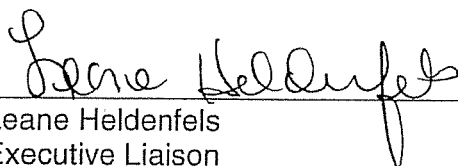
floor-to-area ratio from .4 to 1 (required, permitted) to .634 to 1 (requested, .494 to 1 existing); and to

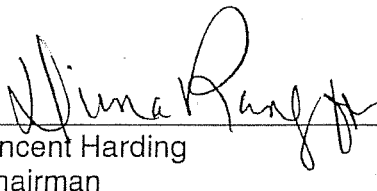
D. Section 2.6. A. (Side Setback Plane) to allow for a penetration of the side setback plane/building tent of 4 feet 6 inches vertically and 5 feet 6 inches horizontally in order to construct an addition to an existing duplex in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (West Austin Neighborhood Group)

**BOARD'S DECISION:** POSTPONED TO October 12, 2015 AT THE APPLICANT'S REQUEST

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
Leane Heldenfels  
Executive Liaison

  
Vincent Harding  
Chairman

11/11

CASE # C15-2015-0116  
ROW # 11385990  
TAX ROLL # 0116030206  
TCADV

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2005 Tower Drive

LEGAL DESCRIPTION: Subdivision - Tarry Town No. 6

Lot(s) 53 pt of 54 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Atelia Clarkson

\_\_\_\_\_ affirm that on 5/16/2015 hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

An addition to an existing two family dwelling providing a FAR of 0.634:1, providing a vertical tent encroachment of 4' 6" and a horizontal tent encroachment of 5' 6"; and maintaining a side yard setback of 0 ft., and providing an existing impervious cover of 56.51%

in a SF-# NP (zoning district) (West Austin Neighborhood Group)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of

your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

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**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The duplex is existing from a previous building permit and certificate of occupancy issued in 1993, prior to the McMansion requirements.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The code restricts that portion of lot 54 (3172 sq. ft.), that was purchased from the City of Austin, from being included in the computation of the portion of the adjacent 30 ft of lot 54. The size and shape of the remaining portion of lot 54 cannot be developed and for all practical purposes should be consider as a part of this site. The other remaining portion of lot 54 is owned by the City of Austin and is used for flood plain and drainage. Due to inability to construct on the adjoining portion of lot 54 the integrity, purpose and intent of the ordinance will not be lessened by the granting of the variance and no valid public interest would be served by denying the variance.

- (b) The hardship is not general to the area in which the property is located because:

In 1993 the adjacent portion was obtained from the City of Austin and it appears to have been considered as part of lot 53 due to setbacks and other requirements of the time.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The area of character will not change inasmuch as the use of the structure will remain the same and the vacant adjoining portion of lot 54 from appearances will look the same.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with

respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed: Jim R. Bennett Phone: (512) 282-3079 Date: \_\_\_\_\_

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Atelia Clarkson Mail Address 2005 Tower Dr.  
Austin, TX 78703

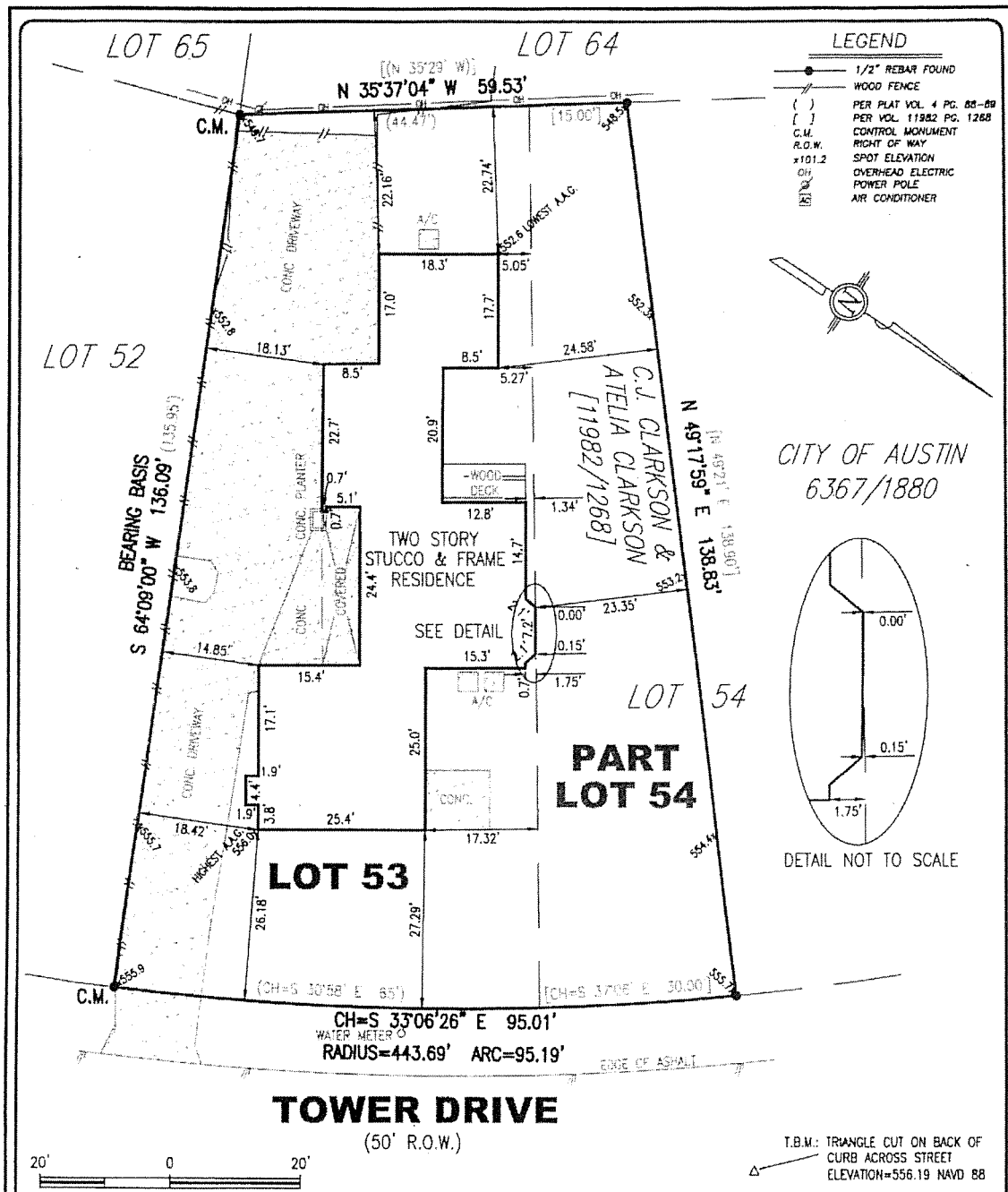
C15-2015-0116

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<b>2005 TOWER DRIVE</b>						
October 20, 2015						
	<b>Lot 53</b>				<b>Lot 53 &amp; 54B</b>	
	<u>Existing</u>		<u>Proposed</u>		<u>Combined</u>	
Lot Area	7,744	S.F.	7,744	S.F.	11,289	S.F.
Impervious Cover - S.F.	4,664	S.F.	5,075	S.F.	5,075	S.F.
Impervious Cover - %	60.23%		65.53%		44.96%	
Total Building Area	4,046	S.F.	4,868	S.F.	4,868	S.F.
Floor Area Ratio	0.522	:1	0.635	:1	0.440	:1

015-205-0116

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**IMPORTANT NOTICE**

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B&G SURVEYING, LLC.

*[Signature]*  
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED



THIS AREA IS DEPICTED AS BEING PARTIALLY IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 48453C0445H, DATED 09/28/08. IT IS REPRESENTED AS IN ZONES "AE" & "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 2005 & 2007 TOWER DRIVE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOT: 53 & PART OF 54 SUBDIVISION: TARRY-TOWN 6 VOL/CAD 4 PG/SLD 88-89 PLAT RECORDS

REFERENCE NAME: NESLIE COOK

OF BUILDING RE-MEASURED: 10/06/15  
OF ELEVATIONS ADJUSTED: 08/21/15

**NOTES:**

- 1) Building dimensions are to the farthest EXTERIOR POINT at the first floor level, including siding and/or corner trim. Building dimensions are rounded to the nearest 0.1 feet.
- 2) Foundation, siding and corner trim differ in horizontal location in multiple areas.
- 3) Distances from the building to the property lines have a tolerance of 0.02 feet.



**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512\*458-6969

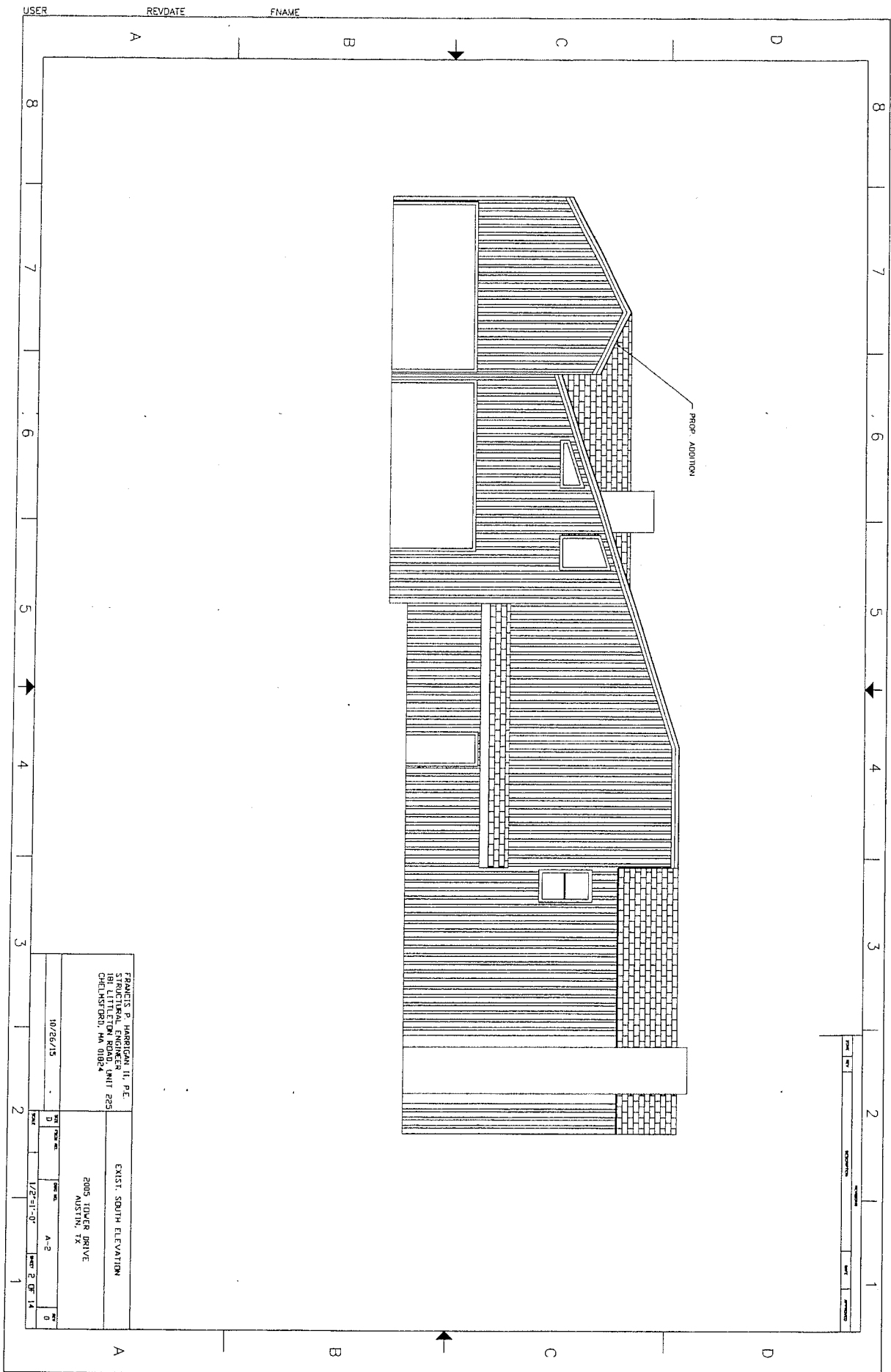
JOB #: B0805015\_TA  
DATE: 08/20/15  
SCALE: 1" = 20'

FIELD WORK BY	CHRIS	08/14/15
CALCD BY	GF	08/19/15
DRAFTED BY	GF	08/19/15
CHECKED BY	ML	08/20/15

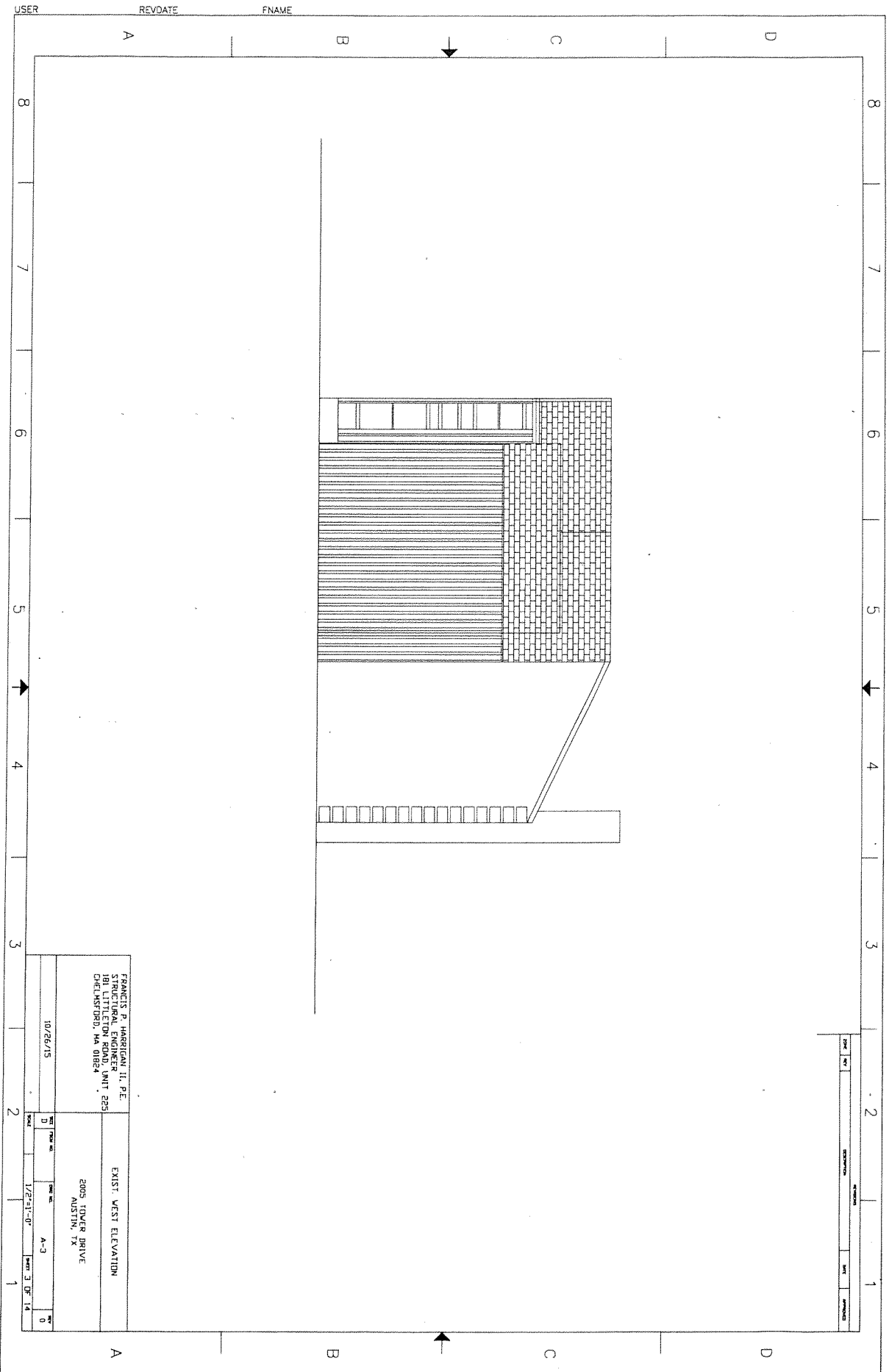




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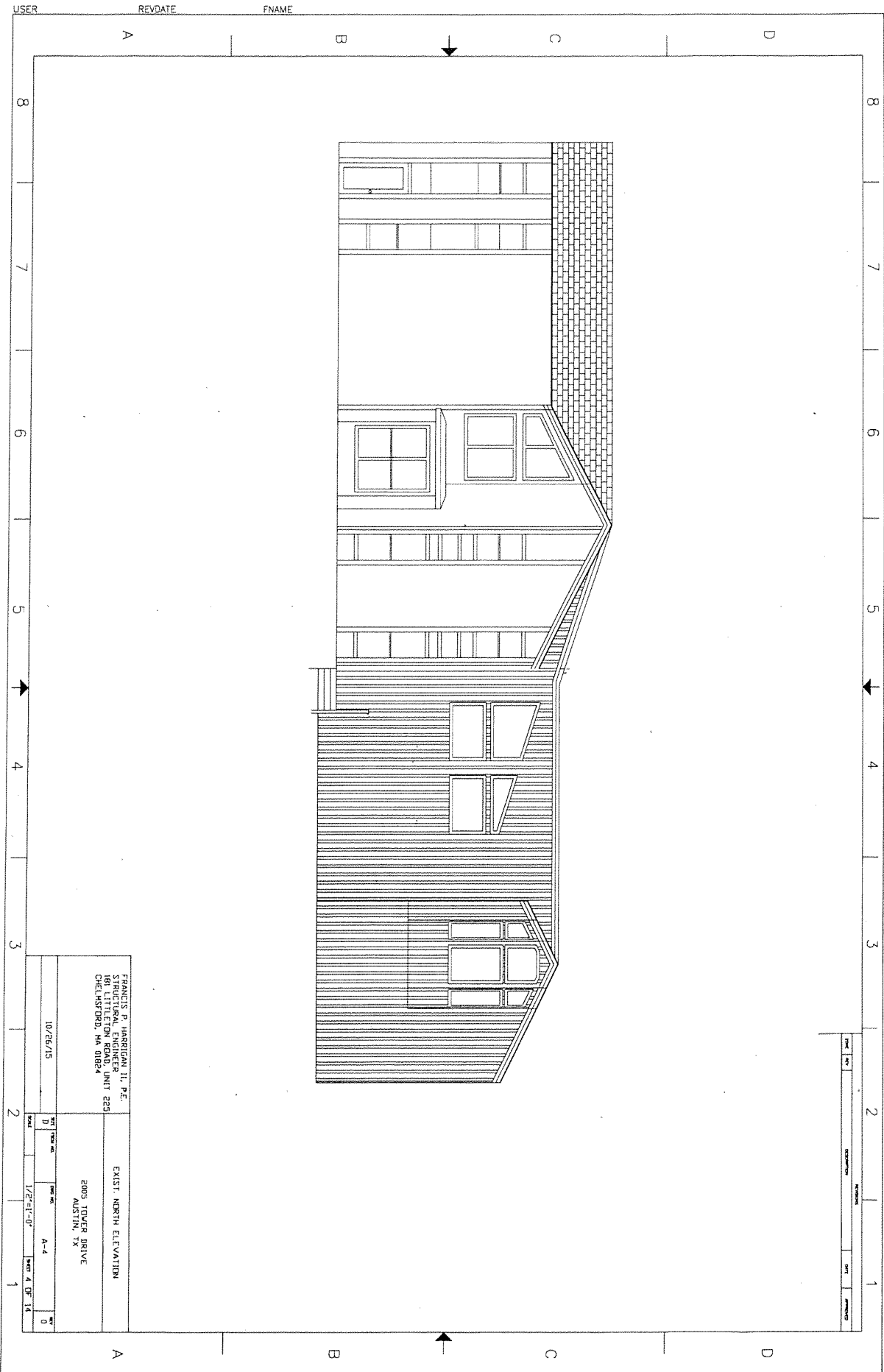


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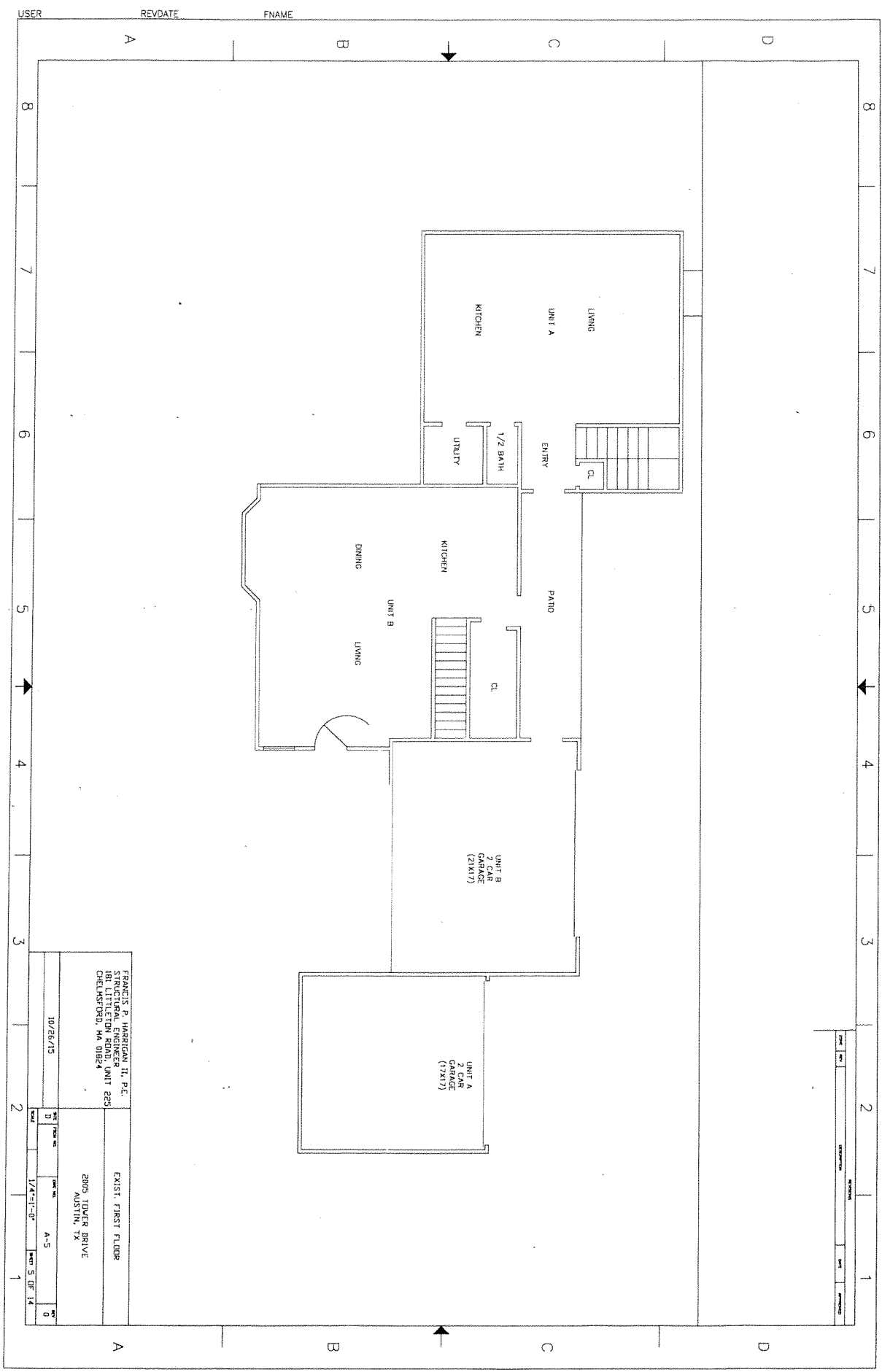


FRANCIS P. HAGGARD II, P.E. STRUCTURAL ENGINEER 181 LITTLETON ROAD, UNIT 259 CHELSEA, MA 01824				EXIST: WEST ELEVATION			
10/26/15	D	Rev	1	10/26/15	A-3	Rev	1
2005 TOWER DRIVE AUSTIN, TX				1/2"=1'-0"			
Sheet 3 of 14				1			

FF/61



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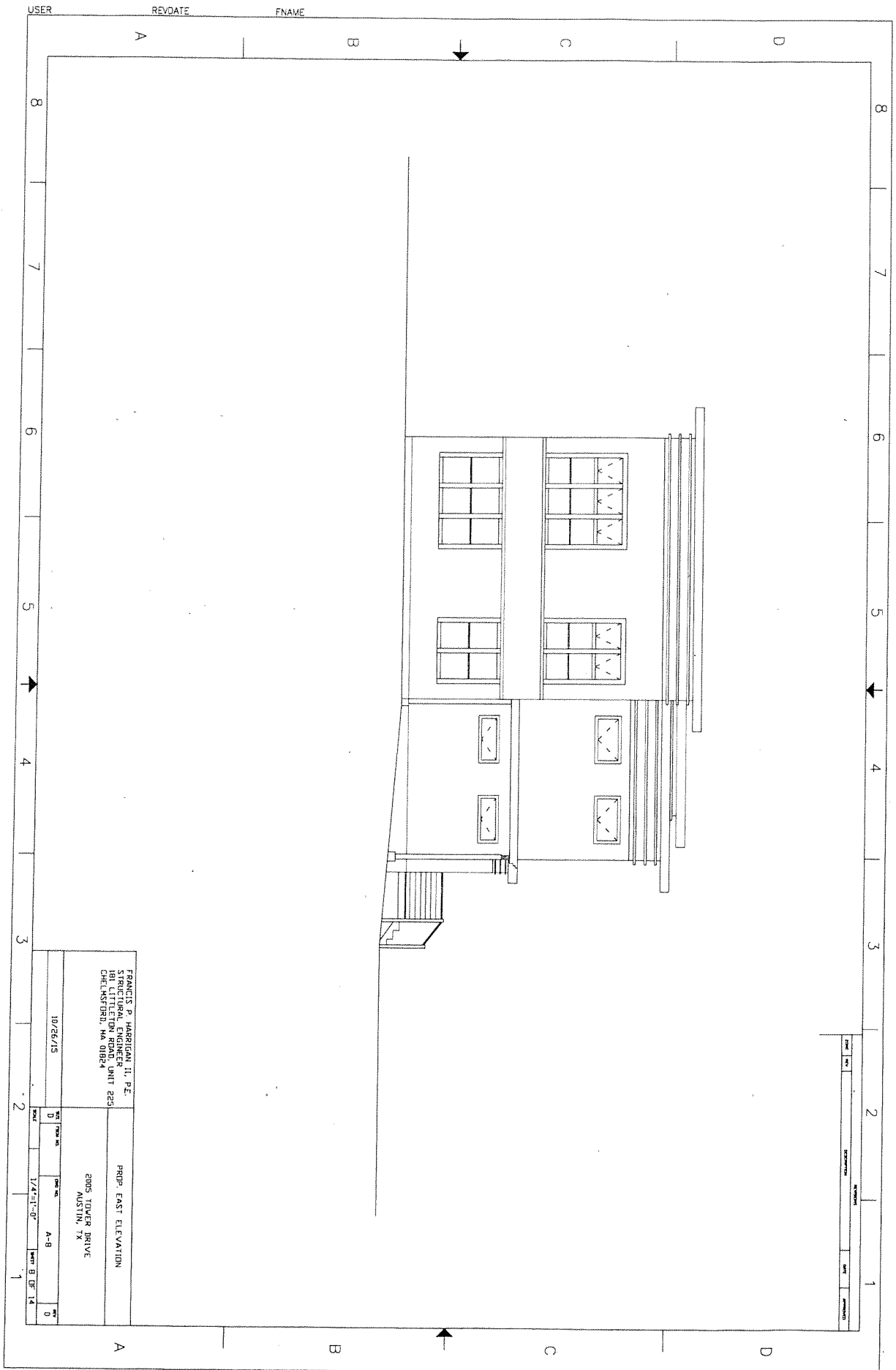


FRANCIS R. HARRISON II, P.E. STRATEGIC DESIGN 181 LITTLETON ROAD, UNIT 250 CHELSEA, MA 01824		EXIST. FIRST FLOOR 2005 TOWER DRIVE AUSTIN, TX	
10/26/15	10/26/15	10/26/15	10/26/15
10/26/15	10/26/15	10/26/15	10/26/15

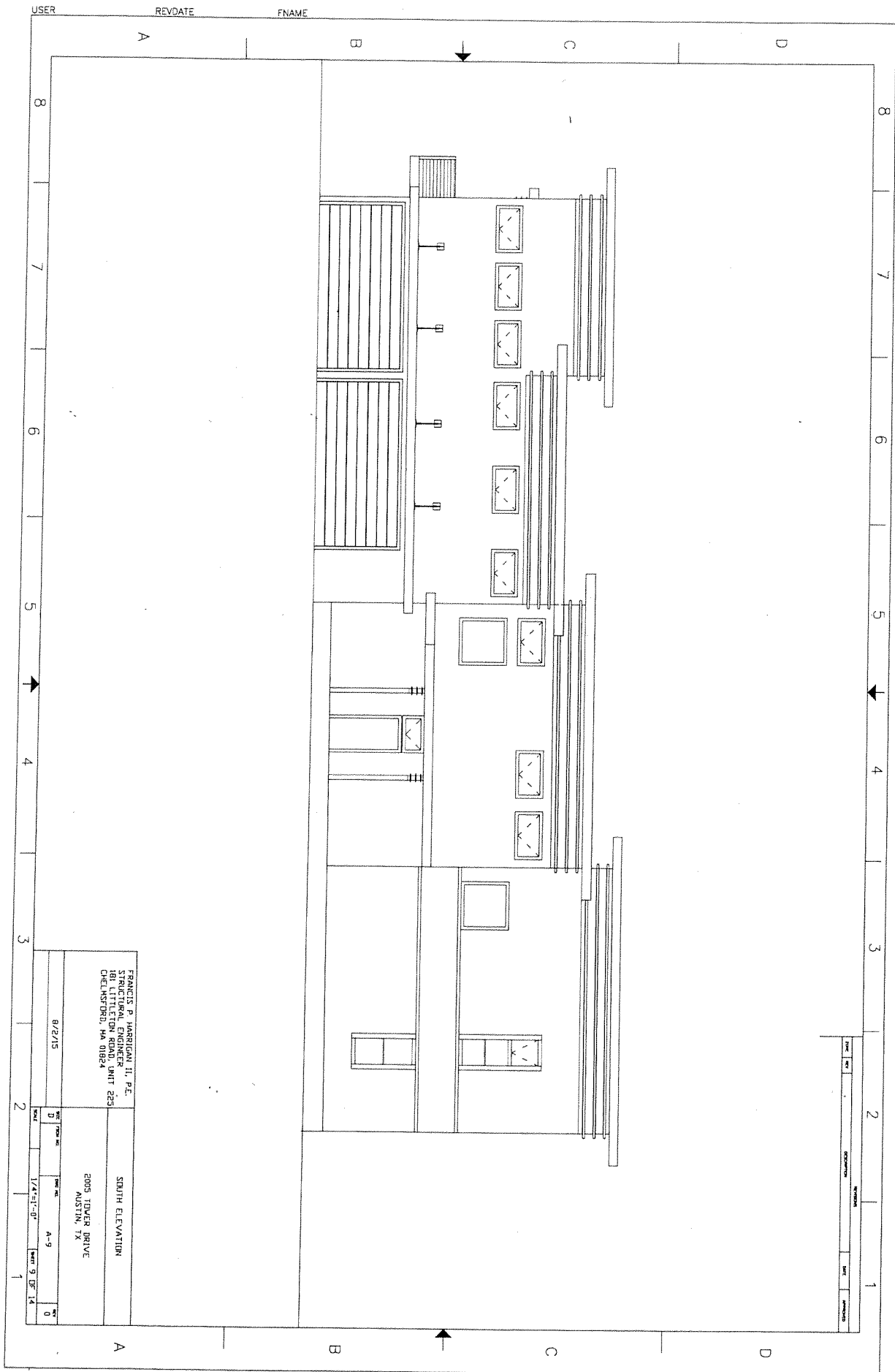




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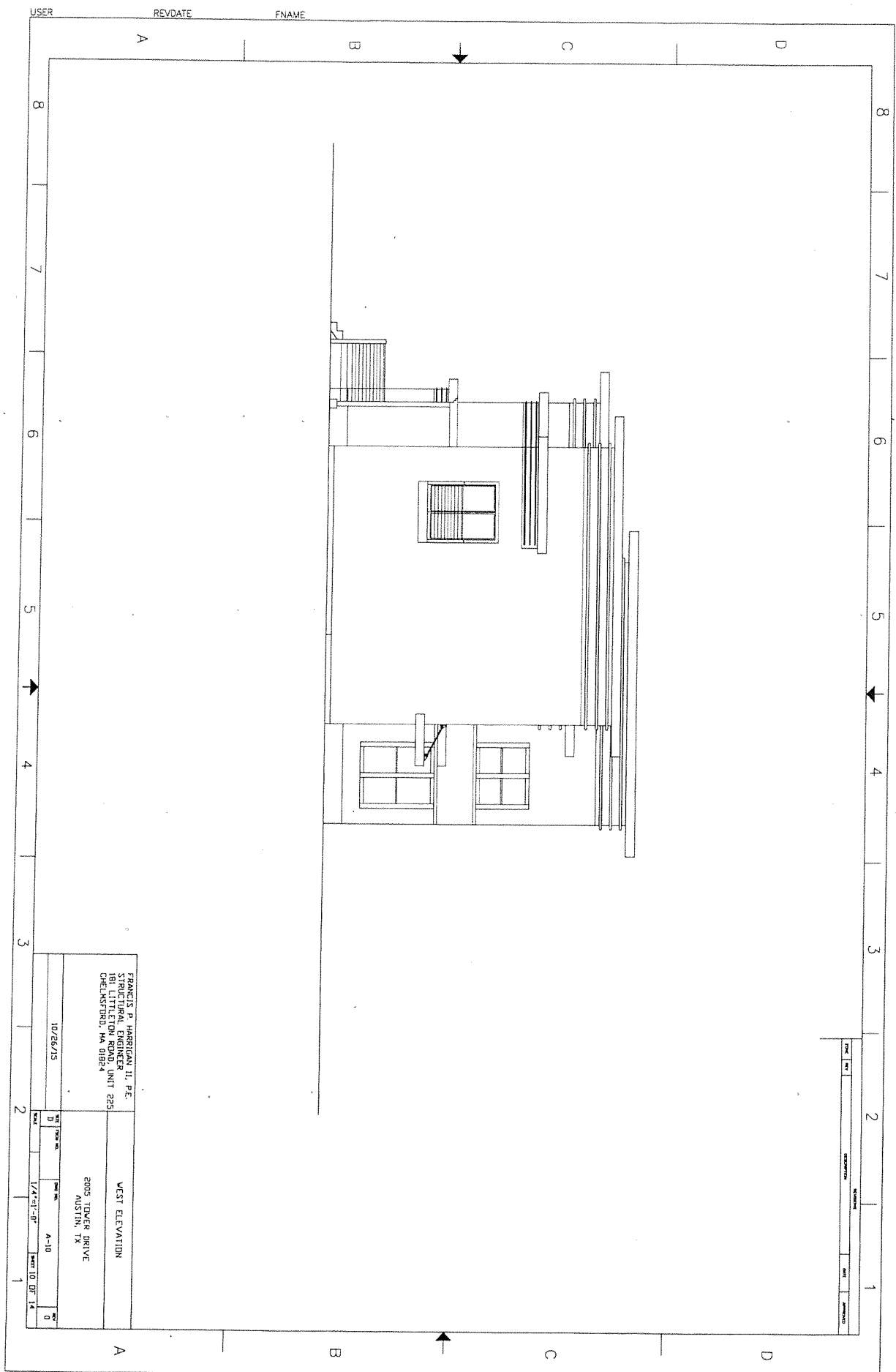


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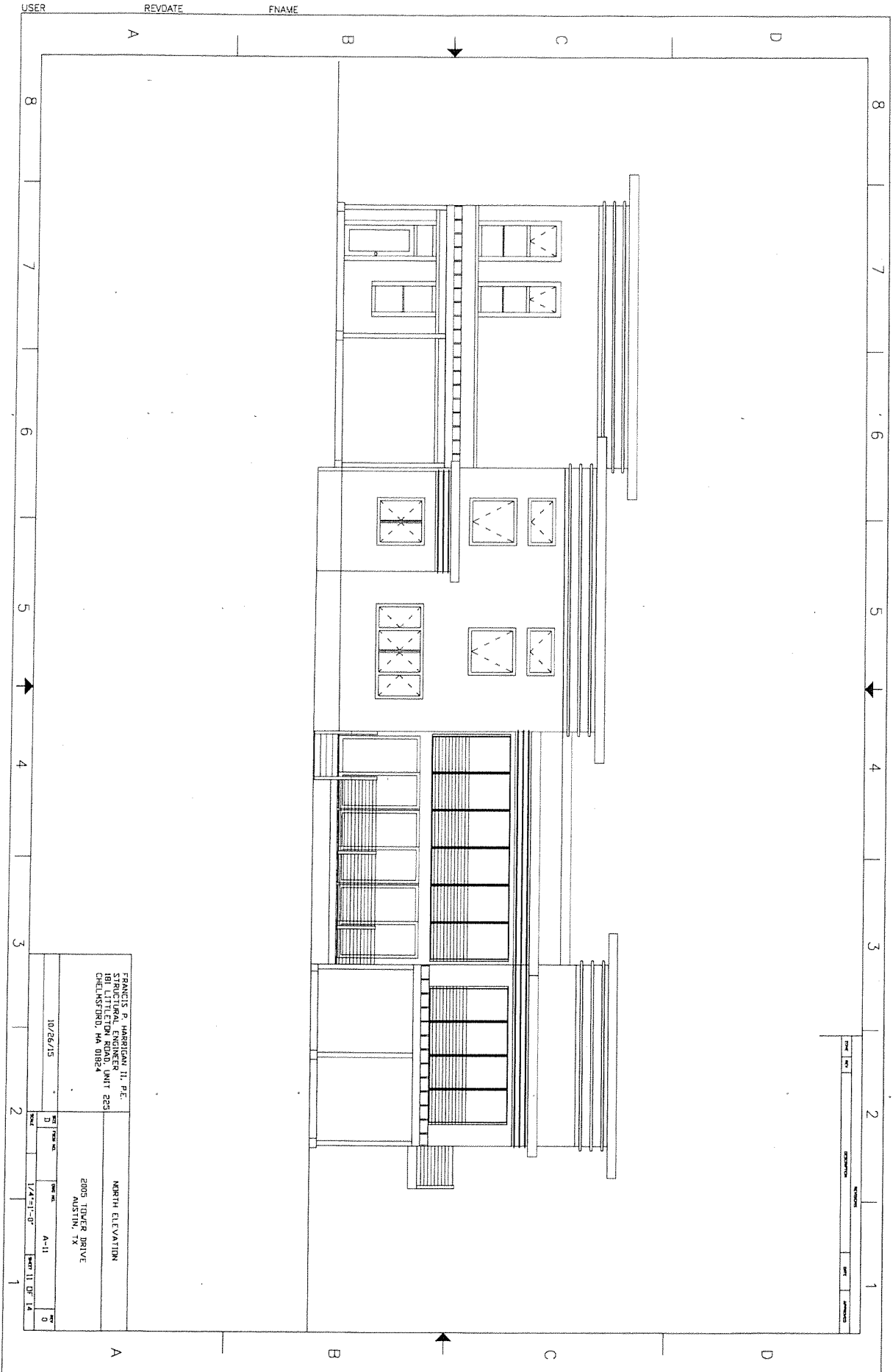




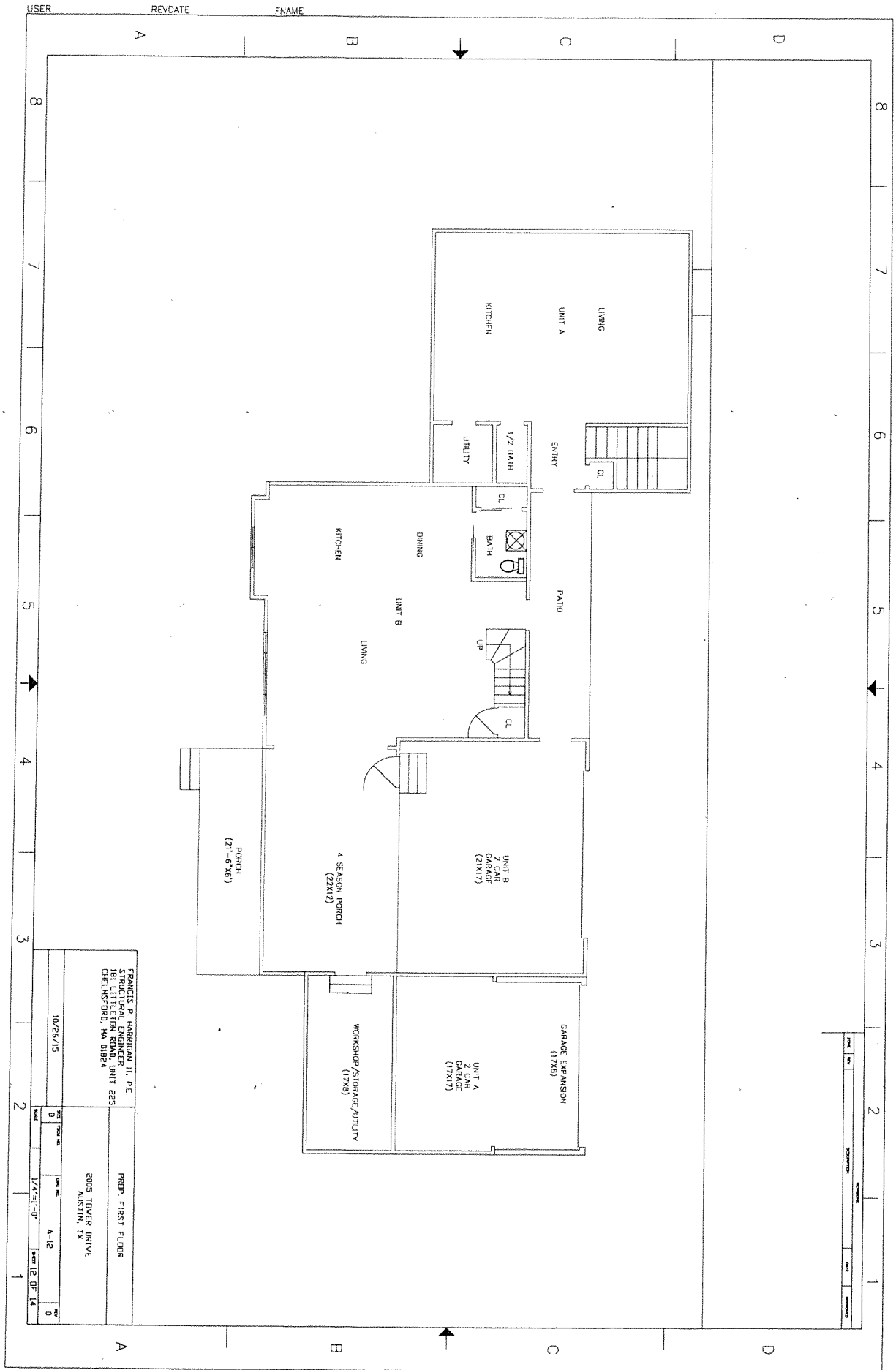
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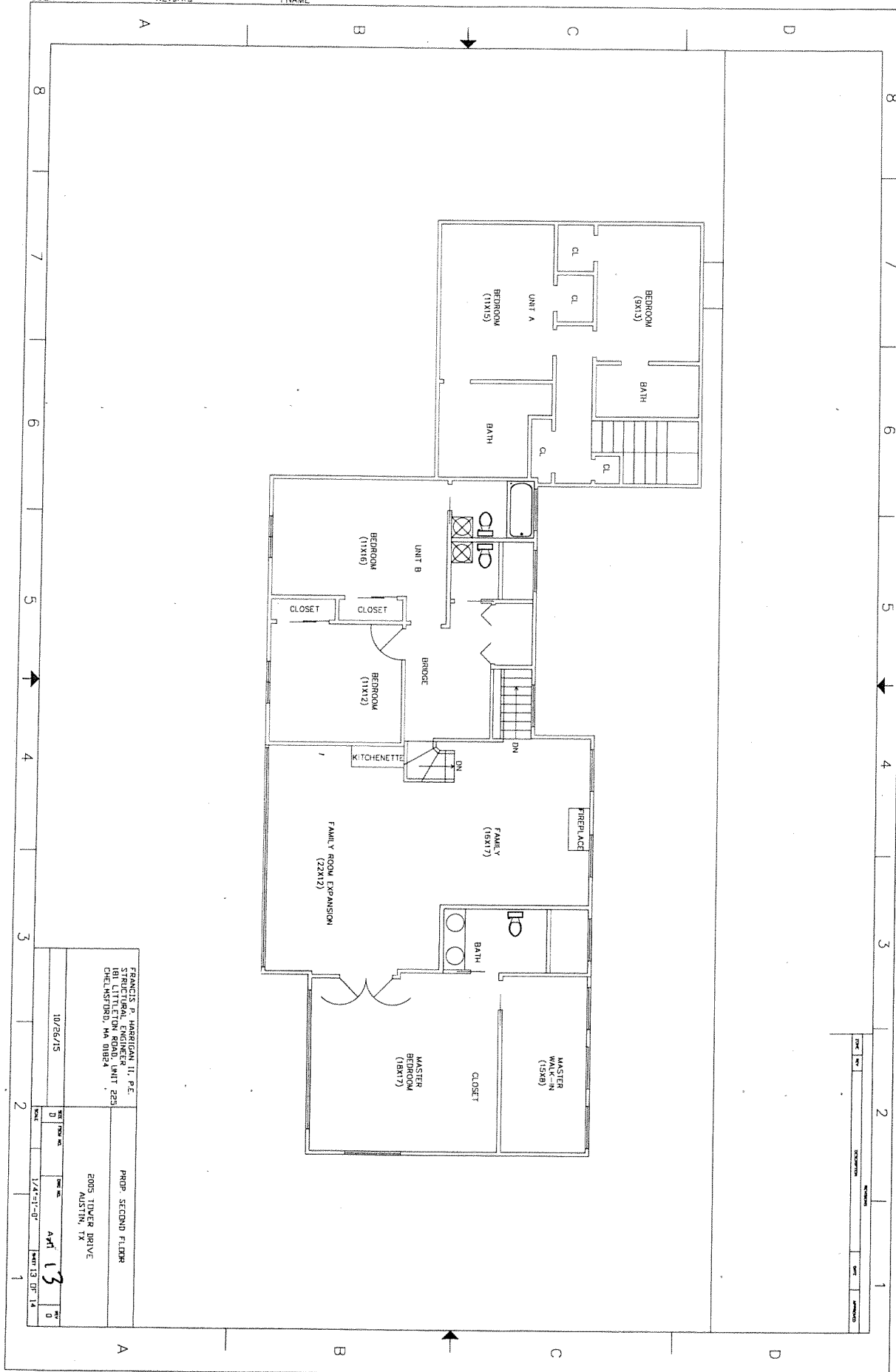
FRANCIS P. HARRIGAN II, P.E.  
 2005 TINKER DRIVE  
 CHELSEFORD, MA 01824

PROP. FIRST FLURR  
 2005 TINKER DRIVE  
 AUSTIN, TX

10/26/15

DATE	BY	REVISION
10/26/15	1	1/4"=1'-0"
	A-12	12 OF 14
	0	

USER	REVDATE	FNAME
------	---------	-------





## 2005 Tower Drive

### Lot 53 (54)

Site area = 7,744 s.f.

Impervious Cover Allowed @ 45% = 3,485 s.f.

Existing Impervious Cover = 4,376 s.f. = 56.51%

Proposed Impervious Cover - unchanged

Existing FAR = 0.494:1

Proposed FAR = 0.634:1

Existing Tent Encroachments – 11'-6" vertically and horizontally. There are others but this is the largest encroachment.

Proposed Tent Encroachment – to maintain the above. Addition will have a 5'-6" encroachment horizontally and a 4'-6" encroachment vertically.

Existing Setbacks – Portion of house protrudes over property line. This will be removed with new permitted construction after waivers are granted. Portions of existing house have a 0' setback.

Proposed Setbacks – To maintain the above and new construction will have a 0' setback.

### Lot 53 and ½ of adjacent lot

Site area = 11,289 s.f.

Impervious Cover Allowed @ 45% = 5,080 s.f.

Existing Impervious Cover = 4,376 s.f. = 45%

Proposed Impervious Cover - unchanged

Existing FAR = 0.339:1

Proposed FAR = 0.435:1

Existing Tent Encroachments – None

Proposed Tent Encroachment – None

Existing Setbacks – No setback encroachments

Proposed Setbacks – No setback encroachments

Clarke

Revised

IJ  
30

Tickner

**List of Waivers –**

**Waiver 1 – Impervious Cover**

To Maintain the existing IC on Lot 53 at 56.51%

**Waiver 2 – FAR**

To increase the FAR on Lot 53 to 0.435:1 — 0.634:1

*Revised*

I  
31

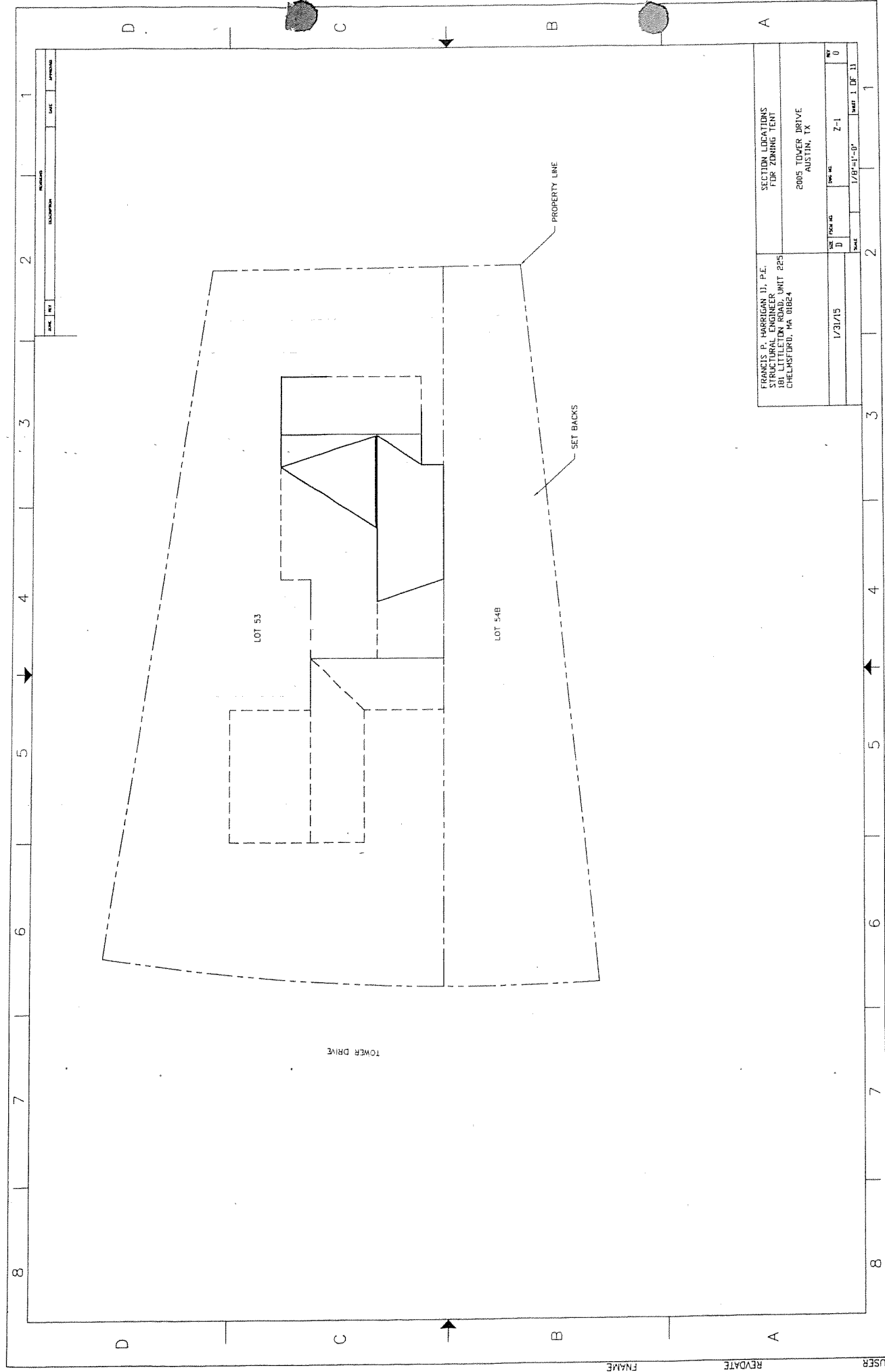
**Waiver 3 – Tent Encroachments**

To maintain an encroachment up to 11'-6" vertically and horizontally and to have new construction encroachment of 5'-6" horizontally and a 4'-6" vertically.

**Waiver 4 – Setbacks**

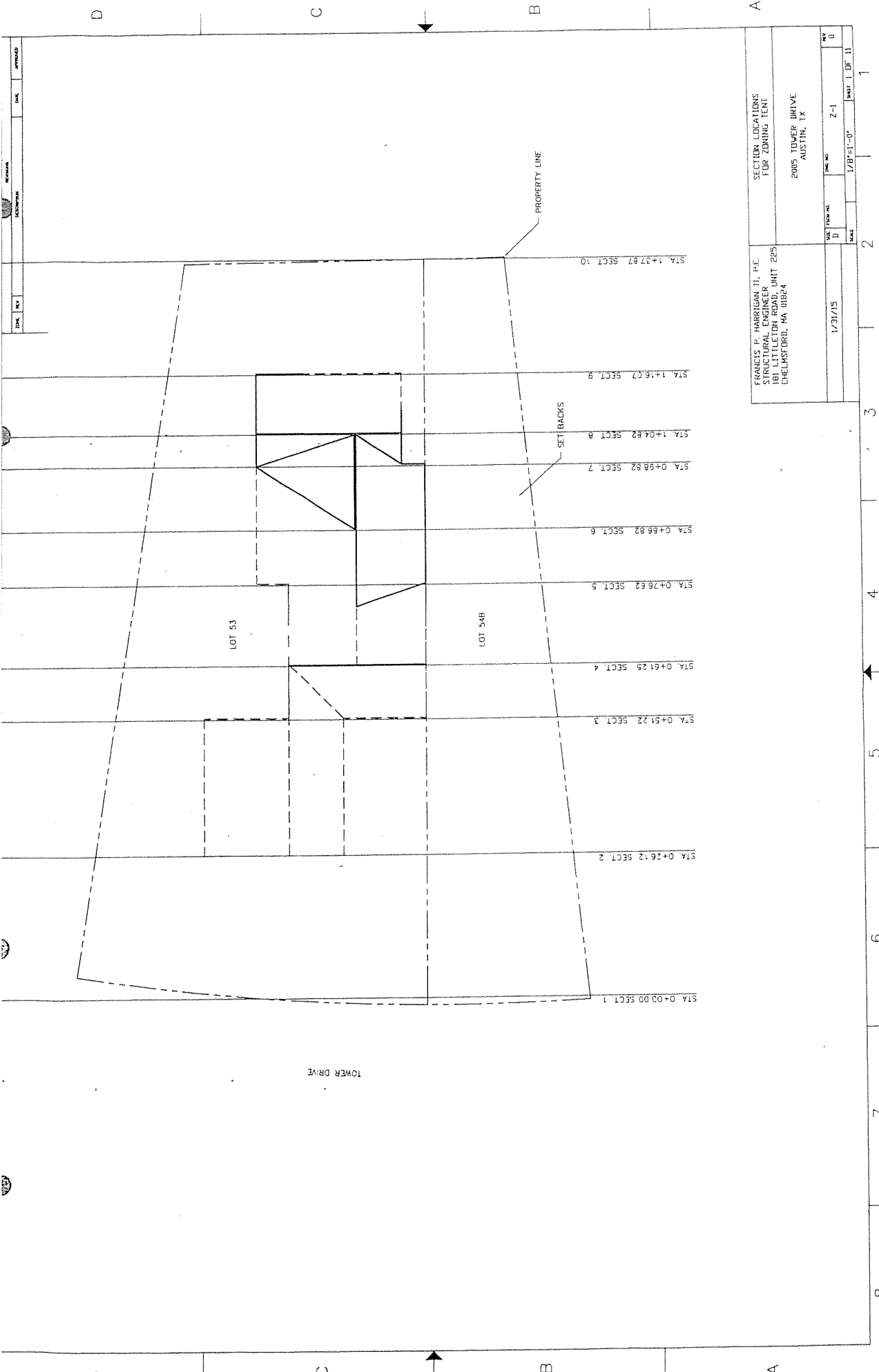
To maintain the setback of 0' and to have new construction at 0' setback.

I  
32





II  
33



SECTION LOCATIONS FOR ZONING TENT	
FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER, UNIT 225 181 LITTLETON ROAD, WILSON CHELSEA, MA 01864	2005 TOWER DRIVE AUSTIN, TX
1/31/15	Z-1
1/8"=1'-0"	Sheet 1 of 11

File Actions Reports Window Help

Close Update Delete Pick Accept Release Detail Query Edit To-Do List Reports Folder Property People Location People Lib Log Out Previous Next Print GIS Qd Admin

2003 Tower Drive A.00000 [BP]

Folder Property (1) People Info (30) Fee/Charge (1) Process (8) Document File Inspection Req Comment (2) Clock Attachment Conditions

Folder #	Ref
1946 19960 STS 00 W	19960
1946 B121 WTS 00 W	B121
1982 014637 00 00 BP	8203393
1993 002183 R 0 PR	BP-33-21
1993 007243 00 00 PP	9309027
1993 007243 00 00 MP	9309027
1993 007243 00 00 BP	9309027
1993 007243 00 00 DS	9309027
1993 007243 00 00 EP	9309027
1993 009915 00 00 MP	9309420
1993 009915 00 00 EP	9309420
1993 129168 STS 00 W	129168
1993 G57242 WTS 00 W	G57242
1994 006617 00 00 MP	9407663
1994 006617 00 00 EP	9407663
2000 159646 00 0 IP	BPP-000
2000 187602 00 0 IP	BPP-000
2012 016234 000 00 PP	2012-01
2012 017213 RM 00 PR	2012-01
2012 017217 000 00 BP	2012-01
2013 124650 000 00 EX	2013-12

Can Yr Sequence Sec Revs Bldg Permit Status

Number 19 93 007243 00 000 BP Building Permit Final

Property House Relix Street Type Direction Unit Type Unit

Address 2006 TOWER DRIVE Property Row ID

City Austin Postal Code 78703 Roll 0116030206 251,597

Location Tarrytown No 6 Block Lot 54 Tarrytown No 6 54 Folder Unit

Indicators Violations Properties Parent Child Due \$00

In Date Jul 23, 1993 Issue/Approval Jul 23, 1993 Expires Aug 3, 1994

Reference File # 9309027 By PIER ADP Final Date Aug 3, 1994

Sub R-103 Two Family Bldgs Work New

Name 2006 Tower Drive A 00000 Priority

Description Two Story Duplex w/Att Garage & Carport

Conditions Wtapp#G57242 Ww#129168 Verify Utility In Field/Structure Not Residence/Change To Duplex 3/14/9457See Elec Pmt#9407663 Cncl Elec Contractor Per Builder Let In File

List View Related View Show no. of rows on tabs

Group Permits Parent ID Row ID 616228

Copy Create Child View Back Forward Pull into From GIS

Print Re-Default Email GIS Summary Process Activity

11/35

J. M. Freasier

2005 Tower Dr.

156

53

Tarrytown #6

Fr. Addn. to Res. for Duplo x

63176

3-12-56

\$5,800.

O. L. Hudson

5

FI  
36

Hiram S. Brown

2005 Tower Drive

156

-

-

53

-

Tarrytown #6

Hollow tile residence

28515 12-26-45

\$5,500.00

Day labor

5

16  
RECORDED BY  
TEXAS PROFESSIONAL TITLE, INC.

SPECIAL WARRANTY DEED

FILM CODE

00004998241

STATE OF TEXAS S  
COUNTY OF TRAVIS S

DATE: June 16, 1993

GRANTOR: City of Austin, a Texas municipal corporation

GRANTOR'S MAILING ADDRESS :

P.O. Box 1088  
Austin, Texas 78767-8839  
Attn.: Real Estate Services Division

GRANTEE: C.J. Clarkson and wife, Atelia Clarkson

GRANTEE'S MAILING ADDRESS:

4015 Sierra Drive  
Austin, Texas 78731

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

3127 square feet of land, more or less, out of Lot 54, of Tarry-Town 6, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Book 4, Pages 88-89 of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

All restrictions, reservations, easements, mineral interests, conditions and matters of record in Travis County, Texas, other than liens, which affect the property or the use thereof.

All visible and apparent easements, and unrecorded easements which affect the property or the use thereof.

1 of 4

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11982 1268

1-1603-0206

DOC. NO.

93082744

20  
30

II  
37

15.00 INDX

2 4 07/21/93

5.00 RECH

2 4 07/21/93

22.21-CHK+

930827.44-DOC+

115260

The restrictions set forth and the easements retained in this instrument.

Taxes for the current year, and all subsequent years, and taxes for prior years due through change in usage or ownership of the property, payment of which taxes is hereby assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty expressly stated herein, when the claim is by, through or under the Grantor, but not otherwise.

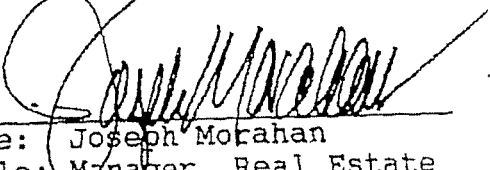
The property is subject to the following restriction, which constitutes a covenant running with the land, and which will be binding on Grantee, their heirs, successors and assigns:

\* [ NO BUILDING OR OTHER STRUCTURE OR IMPROVEMENT SHALL BE ERECTED, BUILT UPON, OR MOVED ONTO THE PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF AUSTIN. ]

Grantor hereby reserves a drainage and public utility easement over, under, above and across the property for the construction, installation, upgrade, maintenance and removal of drainage and public utility facilities, and for all purposes related to such use, and the right of ingress and egress across the property for the use of the drainage and public utility easement.

When the context requires, singular nouns and pronouns, include the plural.

GRANTOR:  
CITY OF AUSTIN

By:   
Name: Joseph Morahan  
Title: Manager, Real Estate  
Services Division

11  
38

II  
39

Approved as to form:

Doris C. Cline  
Assistant City Attorney

CONSENTED AND AGREED TO:

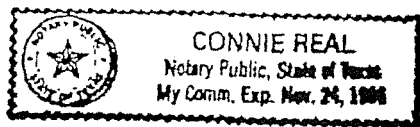
C. J. Clarkson  
C. J. Clarkson

Atelia Clarkson  
Atelia Clarkson

ACKNOWLEDGMENTS

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the  
16th day of June, 1993, by Joseph Morahan, Manager,  
Real Estate Services Division, Department of Public Works and  
Transportation of the City of Austin, a Texas municipal  
corporation, on behalf of said corporation.



(Seal)

Connie Real  
Notary Public in and for the State of  
Texas

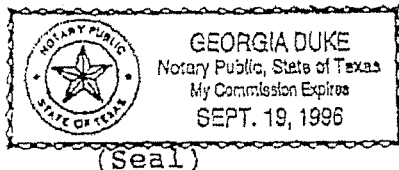
Printed Name of Notary

My commission expires: \_\_\_\_\_

11/40

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of ~~June~~ July, 1993, by C.J. Clarkson.



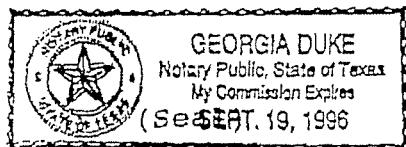
Georgia Duke  
Notary Public in and for the State of Texas

Printed Name of Notary

My commission expires: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12th day of ~~June~~ July, 1993, by Atelia Clarkson.



Georgia Duke  
Notary Public in and for \_\_\_\_\_

Printed Name of Notary

My commission expires: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

City of Austin  
Department of Public Works and Transportation  
P.O. Box 1088  
Austin, Texas 78767-8839  
Attention: Connie Real, Real Estate Services Division  
File No. P-222



71  
41

FIELD NOTES FOR  
3127 SQUARE FEET OF LAND

FIELD NOTES FOR 3127 SQUARE FEET OF LAND; MORE OR LESS, BEING OUT OF AND A PART OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING OUT OF AND A PART OF LOT 54 OF "TARRY-TOWN 6", A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN PLAT BOOK 4 AT PAGES 88-89 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3127 SQUARE FEET OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

Beginning for reference, at an iron pin, found, being the Northeast corner of Lot 55 and the Southeast corner of Lot 56, said lots being out of and a part of "Tarry-Town 6", a subdivision of record in Plat Book 4 at Pages 88-89 of the Plat Records of Travis County, Texas and being located on the West curving R.O.W. line of Tower Drive;

Thence along the Northeast lot line of the aforementioned Lot 55 and the West R.O.W. line of Tower Drive, being a curve to the right with a radius of 443.69 feet and an arc distance of 65.06 feet whose chord bears S 47°46' E for a distance of 65.00 feet to an iron pin, set, being the Southeast corner of the aforementioned Lot 55 and being the Northeast corner of Lot 54 of the aforementioned subdivision, "Tarry-Town 6";

Thence continuing along the West R.O.W. line of Tower Drive, also being along the Northeast lot line of the aforementioned Lot 54, being a curve to the right with a radius of 443.69 feet and an arc distance of 35.05 feet whose chord bears S 41°18' E for a distance of 35.04 feet to the PLACE OF BEGINNING, being an iron pin, set and being the Northeast corner of Subject Tract;

THENCE continuing along the West R.O.W. line of Tower Drive and the Northeast lot line of the aforementioned Lot 54, being a curve to the right with a radius of 443.69 feet and an arc distance of 30.01 feet whose chord bears S 37°06' E for a distance of 30.00 feet to an iron pin, set, being the Southeast corner of the aforementioned Lot 54, also being the Northeast corner of Lot 53 of the aforementioned subdivision, "Tarry-Town 6" and being the Southeast corner of Subject Tract;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11982 1273

#1  
42

EXHIBIT "A"  
Page 1

FIELD NOTES FOR  
3127 SQUARE FEET OF LAND

FIELD NOTES FOR 3127 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING OUT OF AND A PART OF LOT 54 OF "TARRY-TOWN 6", A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN PLAT BOOK 4 AT PAGES 88-89 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3127 SQUARE FEET OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference, at an iron pin, found, being the Northeast corner of Lot 55 and the Southeast corner of Lot 54, said lots being out of and a part of "Tarry-Town 6", a subdivision of record in Plat Book 4 at Pages 88-89 of the Plat Records of Travis County, Texas and being located on the West curving R.O.W. line of Tower Drive;

Thence along the Northeast Lot line of the aforementioned Lot 55 and the West R.O.W. line of Tower Drive, being a curve to the right with a radius of 443.69 feet and an arc distance of 65.35 feet whose chord bears S 47° 46' E for a distance of 65.00 feet to an iron pin, set, being the Southeast corner of the aforementioned Lot 55 and being the Northeast corner of Lot 54 of the aforementioned subdivision, "Tarry-Town 6";

Thence continuing along the West R.O.W. line of Tower Drive, also being along the Northeast lot line of the aforementioned Lot 54, being a curve to the right with a radius of 443.69 feet and an arc distance of 35.85 feet whose chord bears S 41° 19' E for a distance of 35.04 feet to the PLACE OF BEGINNING, being an iron pin, set and being the Northeast corner of Subject Tract;

THENCE continuing along the West R.O.W. line of Tower Drive and the Northeast lot line of the aforementioned Lot 54, being a curve to the right with a radius of 443.69 feet and an arc distance of 30.01 feet whose chord bears S 37° 04' E for a distance of 30.00 feet to an iron pin, set, being the Southeast corner of the aforementioned Lot 54, also being the Northeast corner of Lot 53 of the aforementioned subdivision, "Tarry-Town 6" and being the Southeast corner of Subject Tract;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
11982 1273

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
12240 1335

I  
43

Exhibit "A"

Page 2

THENCE S 55°30' N leaving the West R.O.W. line of Tower Drive and traveling along the common lot line between the aforementioned Lot 54 and the aforementioned Lot 53, for a distance of 139.20 feet to an iron pin set, being the Southwest corner of the aforementioned Lot 54, also being the Northwest corner of the aforementioned Lot 53, also being located on the Northeast lot line of Lot 64 of the aforementioned subdivision, "Tarry-Town 6" and being the Southwest corner of Subject Tract;

THENCE N 35°29' W along the common lot line between the aforementioned Lot 54 and the aforementioned Lot 64, for a distance of 15.00 feet to an iron pin set, being the Northwest corner of Subject Tract;

THENCE N 49°21' E leaving the common lot line between the aforementioned Lot 54 and the aforementioned Lot 64 and traveling into and through the aforementioned Lot 54, for a distance of 138.90 feet to the PLACE OF BEGINNING, contains 3127 square feet of land, more or less.

I, L. GORDON STEARNS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY A SURVEY ON THE GROUND AND ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 17TH DAY OF MARCH, 1992 A.D.

*L. Gordon Stearns, Jr.*  
L. GORDON STEARNS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649  
STEARNS AND ASSOCIATES, INC.  
303 TEDSFORD STREET / AUSTIN, TEXAS / 78753  
PHONE NUMBER : (512) 836-8532  
JOB NUMBER : 10562

CLERK OF TEXAS  
I hereby certify that this instrument was filed for record in the public records of Travis County, Texas, on the 21st day of July, 1992, at 1:21 PM, and that the same is a true and correct copy of the original instrument as recorded in the public records of Travis County, Texas, on the 21st day of July, 1992, at 1:21 PM.

JUL 21 1992

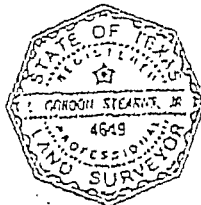


COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

93 JUL 21 PM 1:21

DANA DE BEAUVILLE  
COUNTY CLERK  
TRAVIS COUNTY TEXAS



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

1982 1274

RECORDERS MEMORANDUM - As the form of recordation (as instrument) was found to be inadequate for the best photographic reproduction, because of illegibility, carbon, or photo copy, discolored paper, etc. AS HEREON, additional record change was made, at the time the instrument was filed and recorded.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12240 1336

D  
44

THENCE S 55°32' W leaving the West R.O.W. line of Tower Drive and traveling along the common lot line between the aforementioned Lot 54 and the aforementioned Lot 53, for a distance of 139.20 feet to an iron pin, set, being the Southwest corner of the aforementioned Lot 54, also being the Northwest corner of the aforementioned Lot 53, also being located on the Northeast lot line of Lot 64 of the aforementioned subdivision, "Tarry-Town 6" and being the Southwest corner of Subject Tract;

THENCE N 35°29' W along the common lot line between the aforementioned Lot 54 and the aforementioned Lot 64, for a distance of 15.00 feet to an iron pin, set, being the Northwest corner of Subject Tract;

THENCE N 49°21' E leaving the common lot line between the aforementioned Lot 54 and the aforementioned Lot 64 and traveling into and through the aforementioned Lot 54, for a distance of 138.90 feet to the PLACE OF BEGINNING, containing 3127 square feet of land, more or less.

I, L. GORDON STEARNS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY A SURVEY ON THE GROUND AND ARE TRUE AND CORRECT, GIVEN UNDER MY HAND AND SEAL, THIS THE 17TH DAY OF MARCH, 1992 A.D.

*L. Gordon Stearns, Jr.*

L. GORDON STEARNS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649  
STEARNS AND ASSOCIATES, INC.  
12303 TEDFORD STREET / AUSTIN, TEXAS / 78753  
PHONE NUMBER : (512) 836-0533  
JOB NUMBER : 10582

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was filed on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

JUL 21 1993



*Lana Holman*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

93 JUL 21 PM 5:01

DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11982 1274

RECORDER'S MEMORANDUM - At the time of recordation this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

94 AUG -1 PM 4:24

DANA CECILIAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

11  
45

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me, and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas, on \_\_\_\_\_

AUG 1 1994



*Dana Ceciliauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

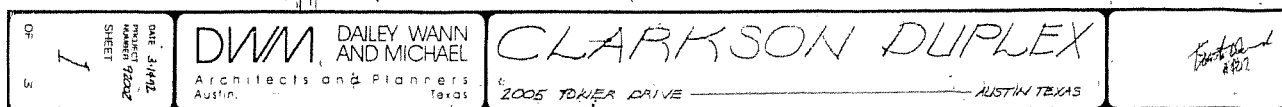
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12240 1337

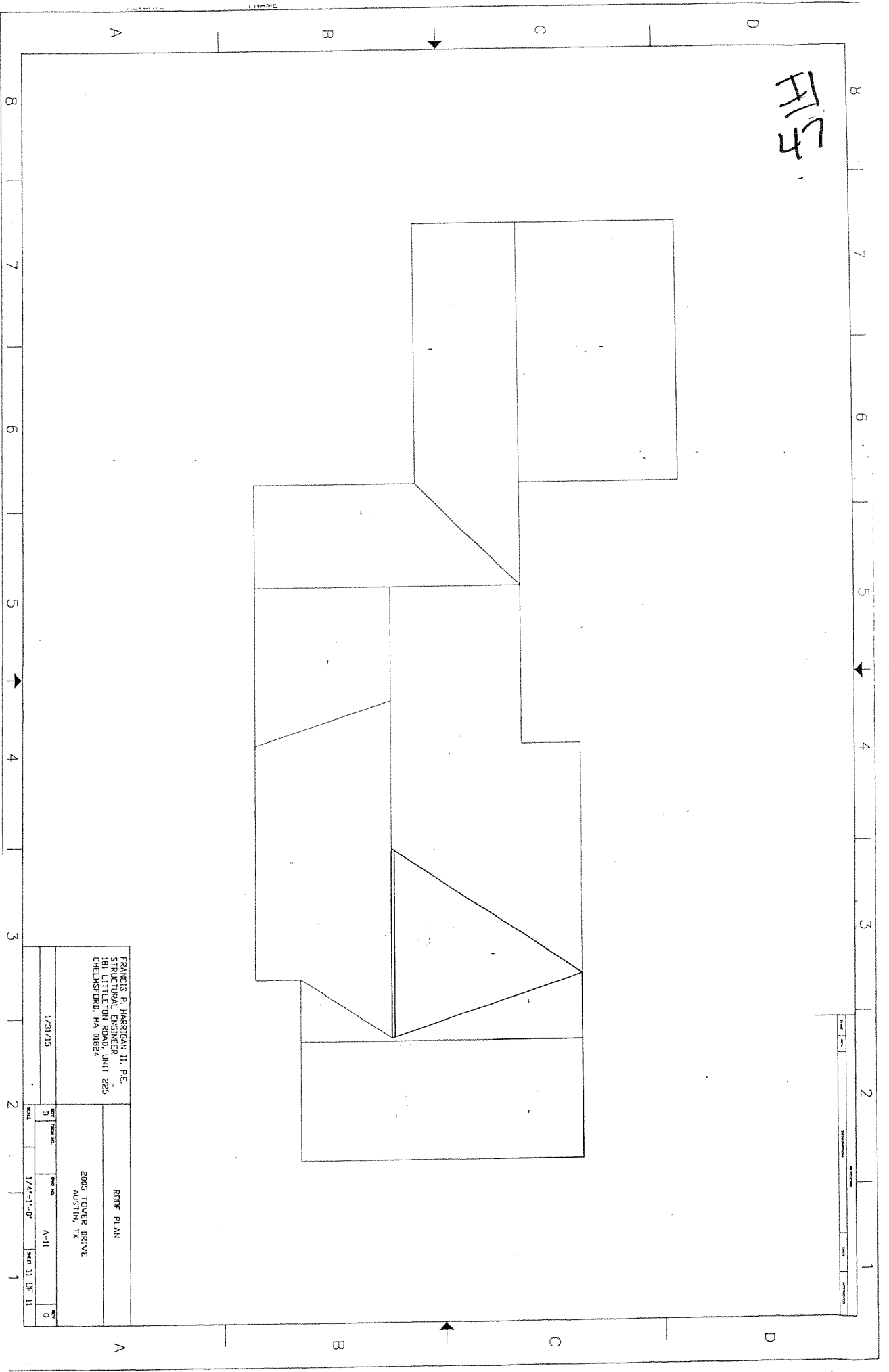
Hand-drawn site plan for a proposed 1000 sq. ft. addition to an existing 1000 sq. ft. house. The plan shows the existing house with a central chimney, a front porch, and a rear porch. The proposed addition is a rectangular structure attached to the rear porch, containing a kitchen, living room, and bedroom. The plan also shows a driveway, a parking area, and a new property line. Dimensions and bearings are provided for the boundaries and the addition.

Key features and dimensions:

- Existing House:** 1000 sq. ft. with a central chimney, front porch, and rear porch.
- Proposed Addition:** 1000 sq. ft. rectangular structure attached to the rear porch, containing a kitchen, living room, and bedroom.
- Driveway:** 10' wide, 10' deep, leading to the rear porch.
- Parking Area:** 10' wide, 10' deep, located to the left of the driveway.
- Property Lines:** New property line shown on the right and bottom boundaries.
- Dimensions and Bearings:**
  - Top boundary: 10' 69° 10' E
  - Right boundary: 10' 69° 10' E
  - Bottom boundary: 10' 69° 10' E
  - Left boundary: 10' 69° 10' E
  - Driveway: 10' wide, 10' deep
  - Parking Area: 10' wide, 10' deep
  - Proposed Addition: 10' wide, 10' deep

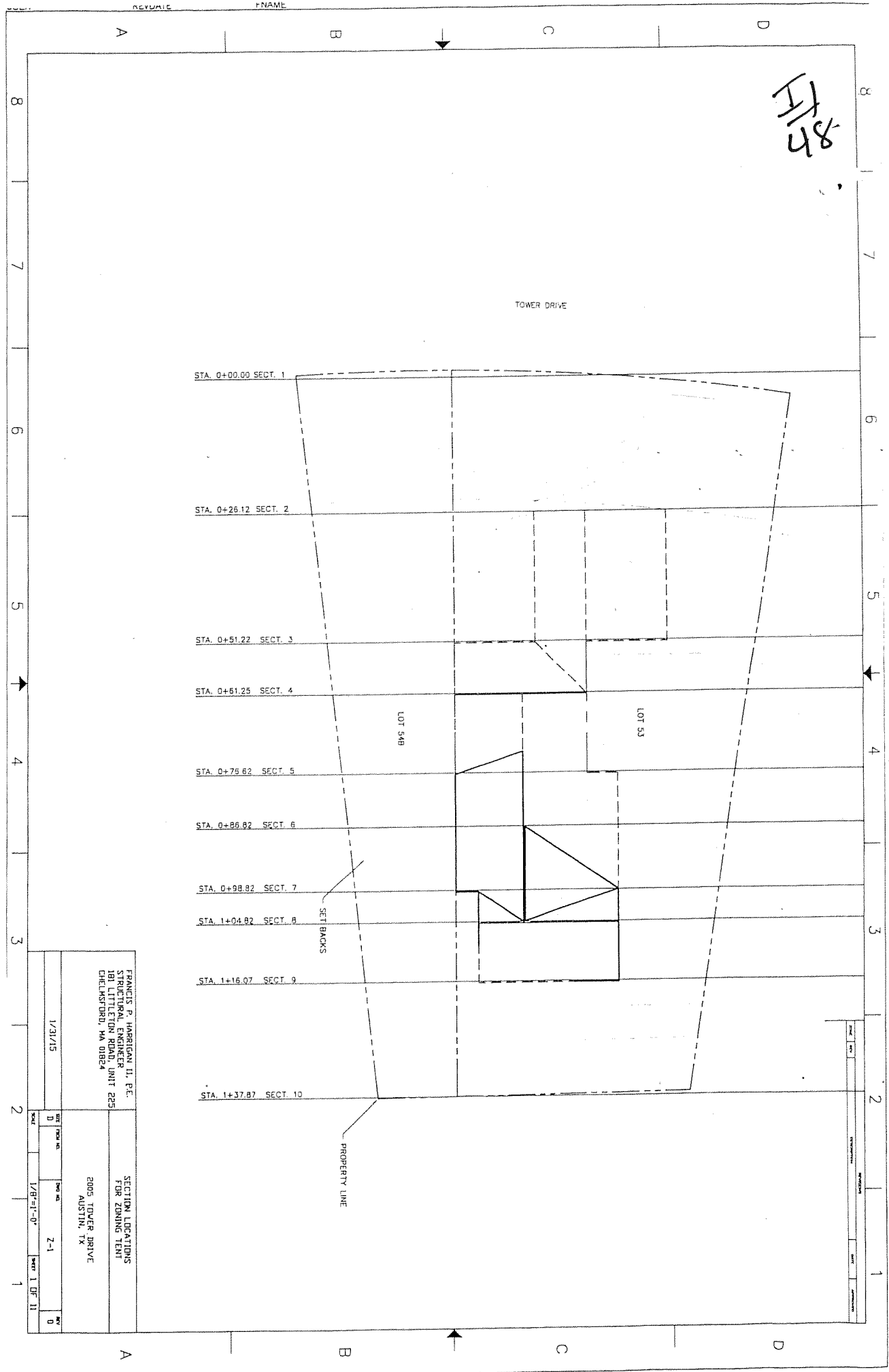


FILE



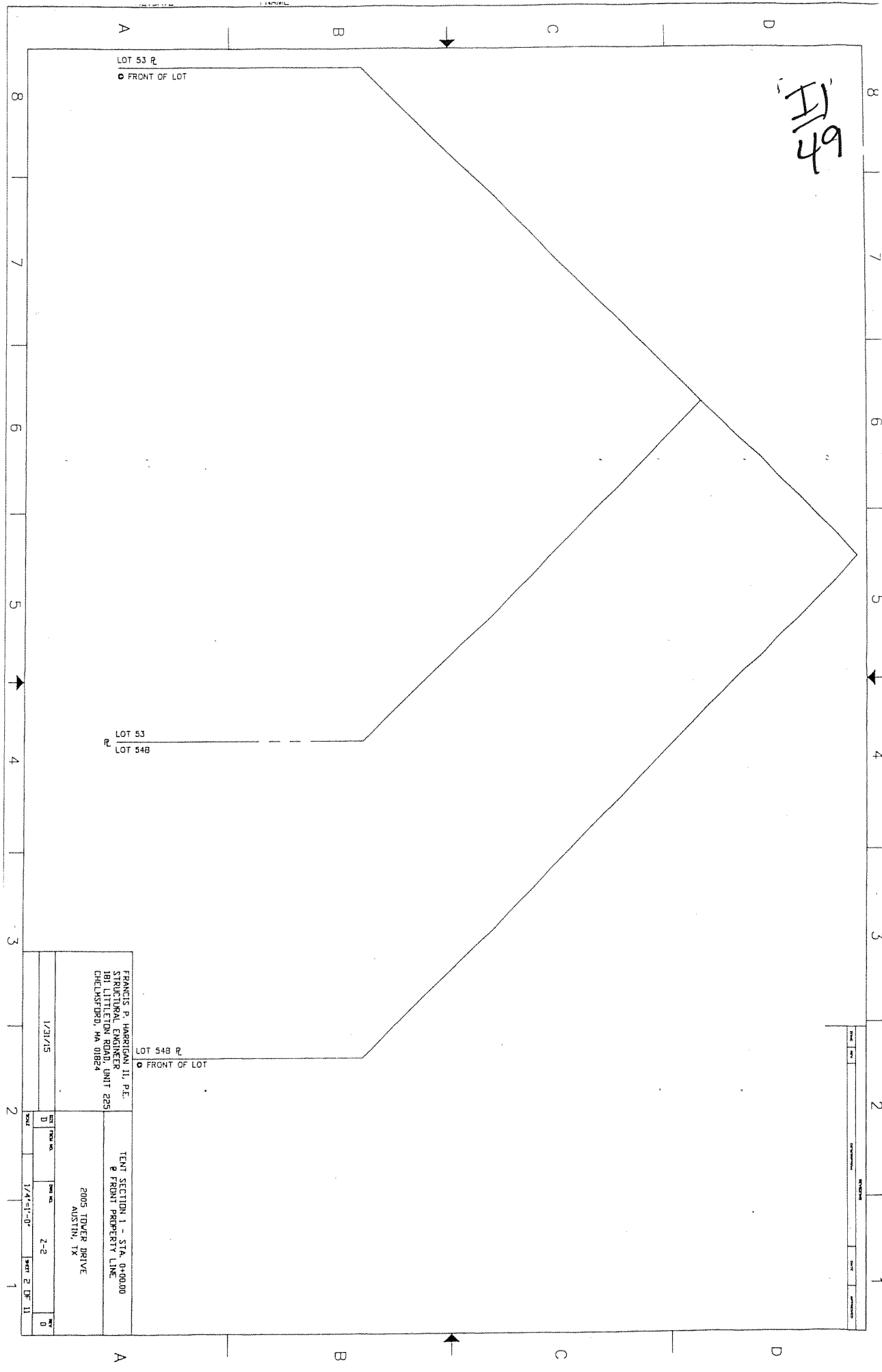
FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 1000 WEST 10TH STREET, SUITE 200 CHELSEA, MA 02156		ROOF PLAN 2005 TOWER DRIVE AUSTIN, TX	
DATE	1/31/15	SCALE	1/4"=1'-0"
REV	D	DATE	A-11
		PART 11 OF 11	

II  
48

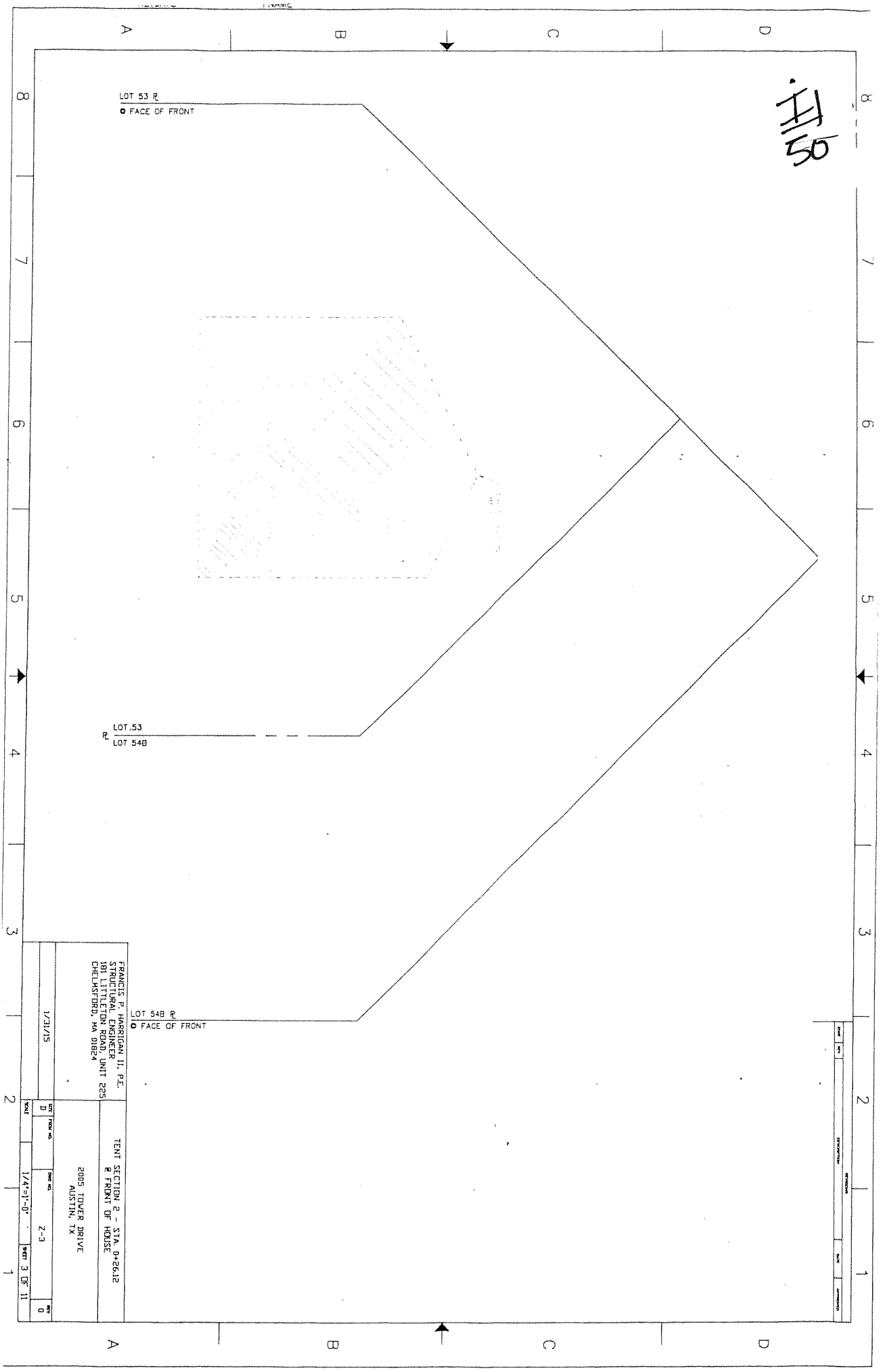


FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 2005 TOWER DRIVE AUSTIN, TX 78704		SECTION LOCATIONS FOR ZONING TENT	
1/31/15	1/8"-1'-0"	2'-1"	10'





17/50



LOT 53 R  
 ○ FACE OF FRONT

LOT 53  
 LOT 54B R

LOT 54B R  
 ○ FACE OF FRONT

FRANCIS P. HARRISAN II, P.E.  
 STRUCTURAL ENGINEER  
 101 LITTLETON ROAD, UNIT 225  
 CHELSEA, MA 01924

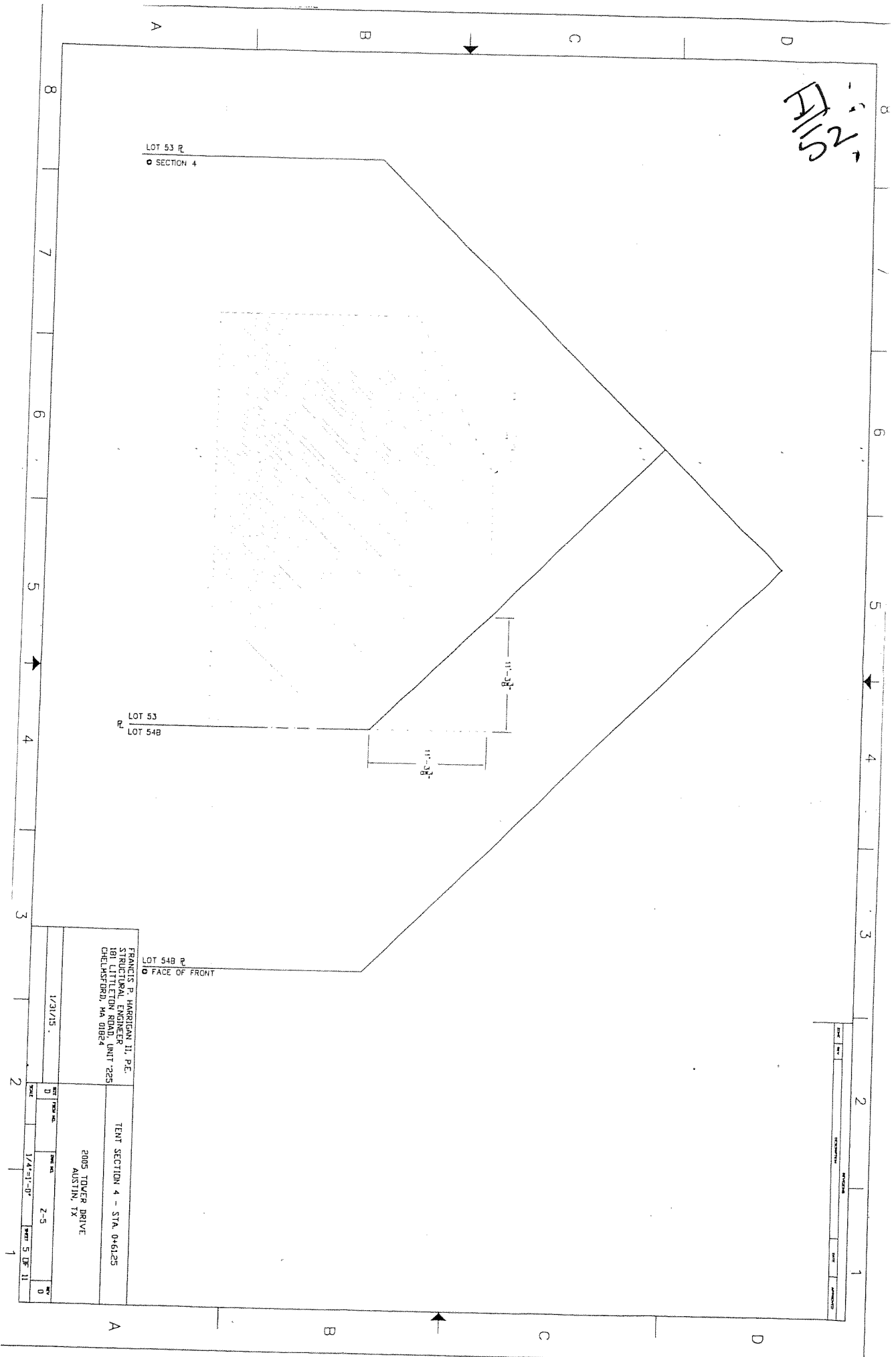
TENT SECTION 2 - STA. 0+26.12  
 R FRONT OF HOUSE

2005 TOWER DRIVE  
 AUSTIN, TX

1/31/15		1/4=1'-0"		SHEET 3 OF 11	
D	1/4"	1/4"	1/4"	1/4"	1/4"



11/52



LOT 53 R  
SECTION 4

LOT 53  
LOT 54B

LOT 54B R  
FACE OF FRONT

FRANCIS P. HARRISON II, P.E.  
STRUCTURAL ENGINEER  
181 LITTLETON ROAD, UNIT 225  
CHELSEA, MA 01824

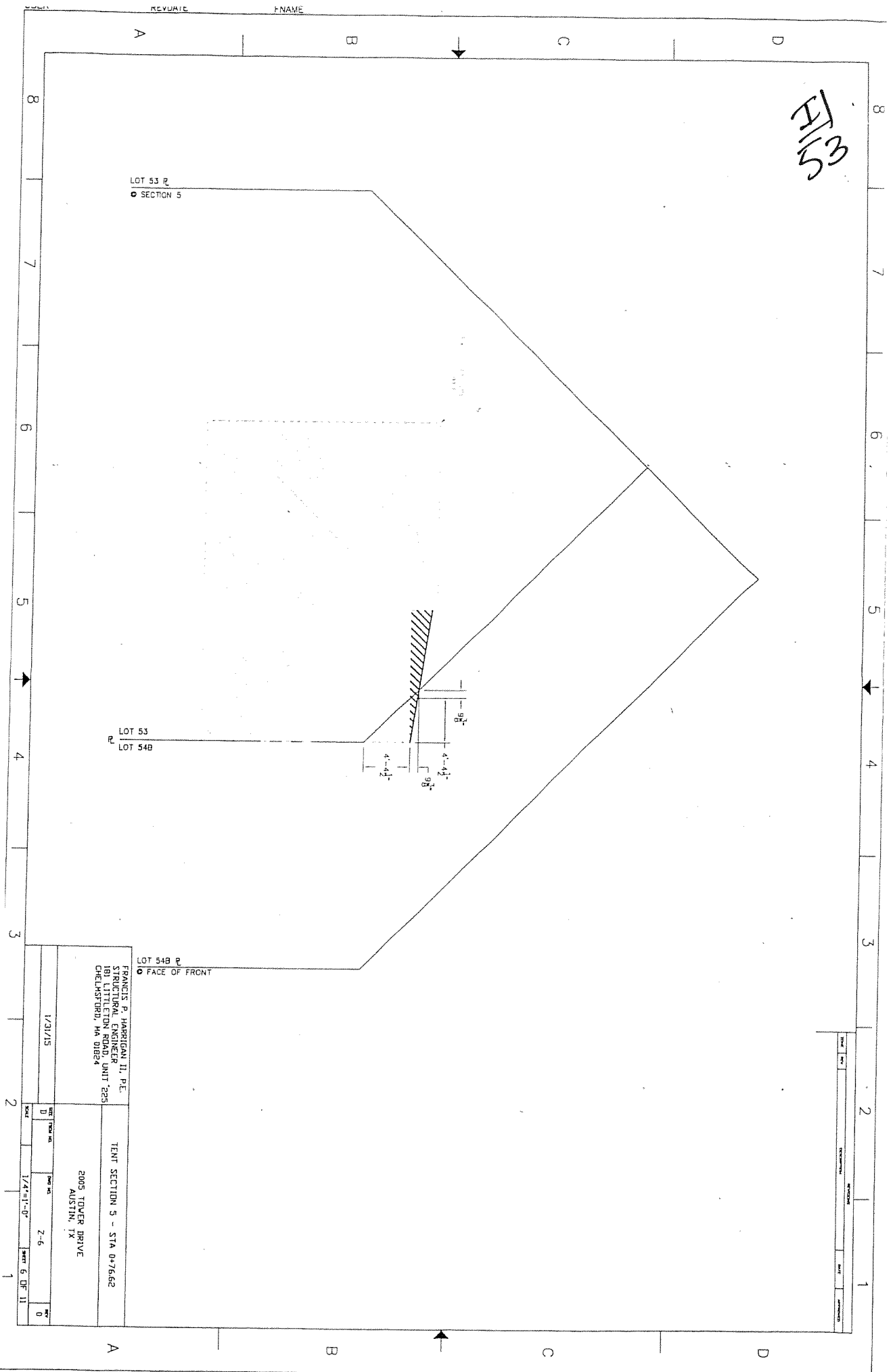
TENT SECTION 4 - STA. 0+61.25

2005 TOWER DRIVE  
AUSTIN, TX

1/31/15

NO.	FROM	TO	DATE	BY
0	1/31/15	2-5	1/4/17	0
1	2-5	5	10/11	0

53



LOT 53 R  
SECTION 5

LOT 53  
LOT 54B

LOT 54B R  
FACE OF FRONT

FRANCIS P. HARRIGAN II, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
UNIT 225  
CHELSEA, MA 01820

TENT SECTION 5 - STA 0+76.62

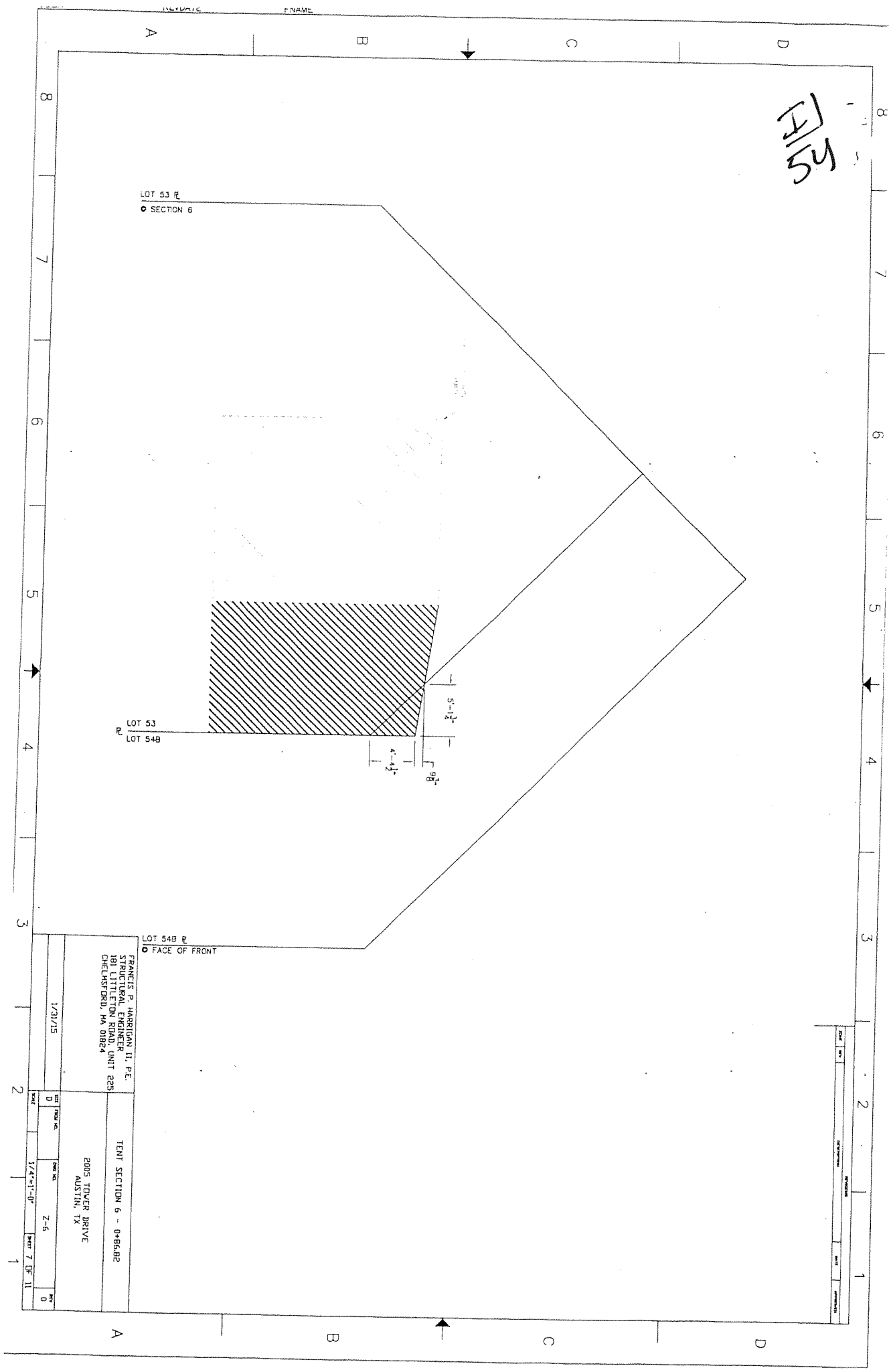
2005 TOWER DRIVE  
AUSTIN, TX

1/31/15

DATE	TIME	DATE	TIME	DATE	TIME
1/31/15	11:00 AM	2-6	1/4/15	11:00 AM	11:00 AM

DATE	TIME	DATE	TIME	DATE	TIME
1/31/15	11:00 AM	2-6	1/4/15	11:00 AM	11:00 AM

17/5



LOT 53 R  
SECTION 6

LOT 53  
LOT 54B

LOT 54B R  
FACE OF FRONT

FRANCIS P. HARRIGAN II, P.E.  
STRUCTURAL ENGINEER  
181 LITTLETON ROAD, UNIT 225  
CHILMARK, MA 01924

TENT SECTION 6 - 0+86.82

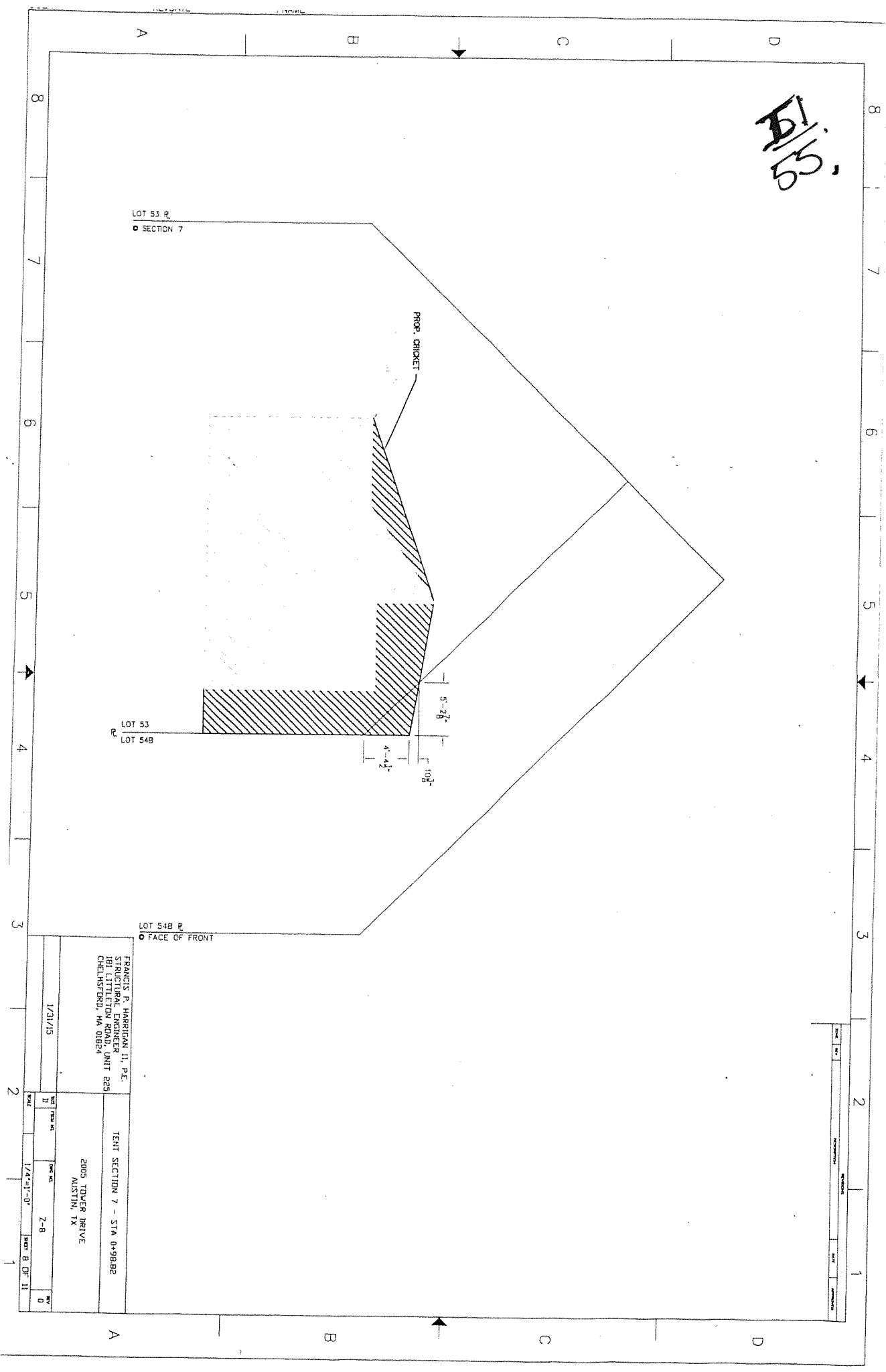
2005 TOWER DRIVE  
AUSTIN, TX

1/31/15

DATE	TIME	BY	REMARKS
1/31/15	10:00 AM	FRP	1/4"=1'-0"
1/31/15	10:00 AM	FRP	1/4"=1'-0"
1/31/15	10:00 AM	FRP	1/4"=1'-0"

DATE	TIME	BY	REMARKS
1/31/15	10:00 AM	FRP	1/4"=1'-0"
1/31/15	10:00 AM	FRP	1/4"=1'-0"
1/31/15	10:00 AM	FRP	1/4"=1'-0"

55/51



LOT 53 P  
SECTION 7

LOT 53  
LOT 54B

LOT 54B P  
FACE OF FRONT

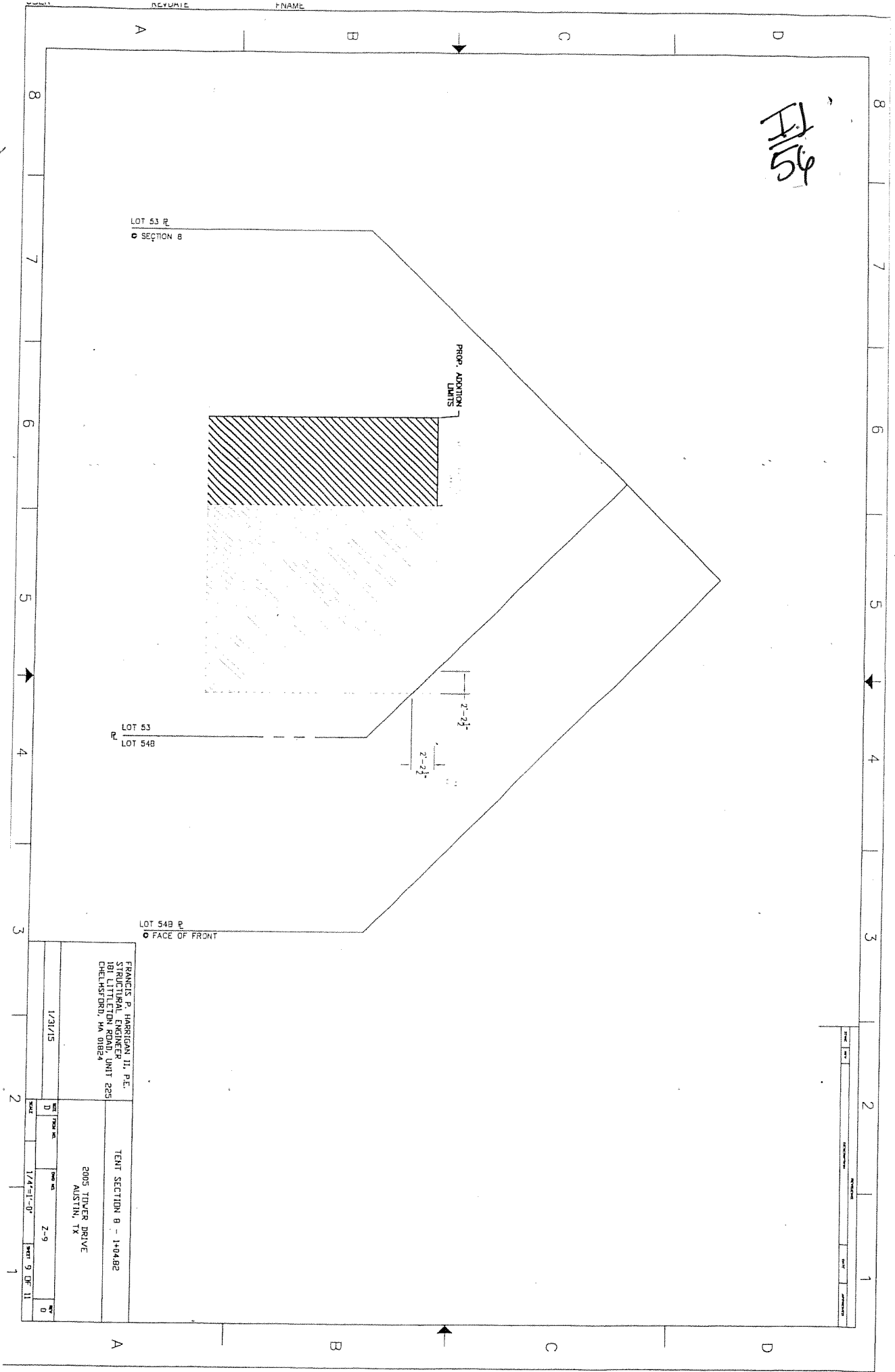
FRANCIS P. HARRIGAN II, P.E.  
STRUCTURAL ENGINEER  
2005 TOWER DRIVE  
AUSTIN, TX 78704

TENT SECTION 7 - STA 0+98.82

1/31/15	DATE
1/4"=1'-0"	SCALE
2-8	NO. OF SHEETS
8 OF 11	SHEET NO.

DATE	NO. OF SHEETS	SHEET NO.
1/31/15	2-8	8 OF 11

IT 56



LOT 53 R  
SECTION 8

PROP. ADDITION  
LIMITS

LOT 53  
LOT 54B

LOT 54B R  
FACE OF FRONT

FRANCIS P. HARRIS II, P.E.  
STRUCTURAL ENGINEER  
181 LITTLETON ROAD, UNIT 225  
CHELSEA, MA 01824

TENT SECTION 8 - 10482

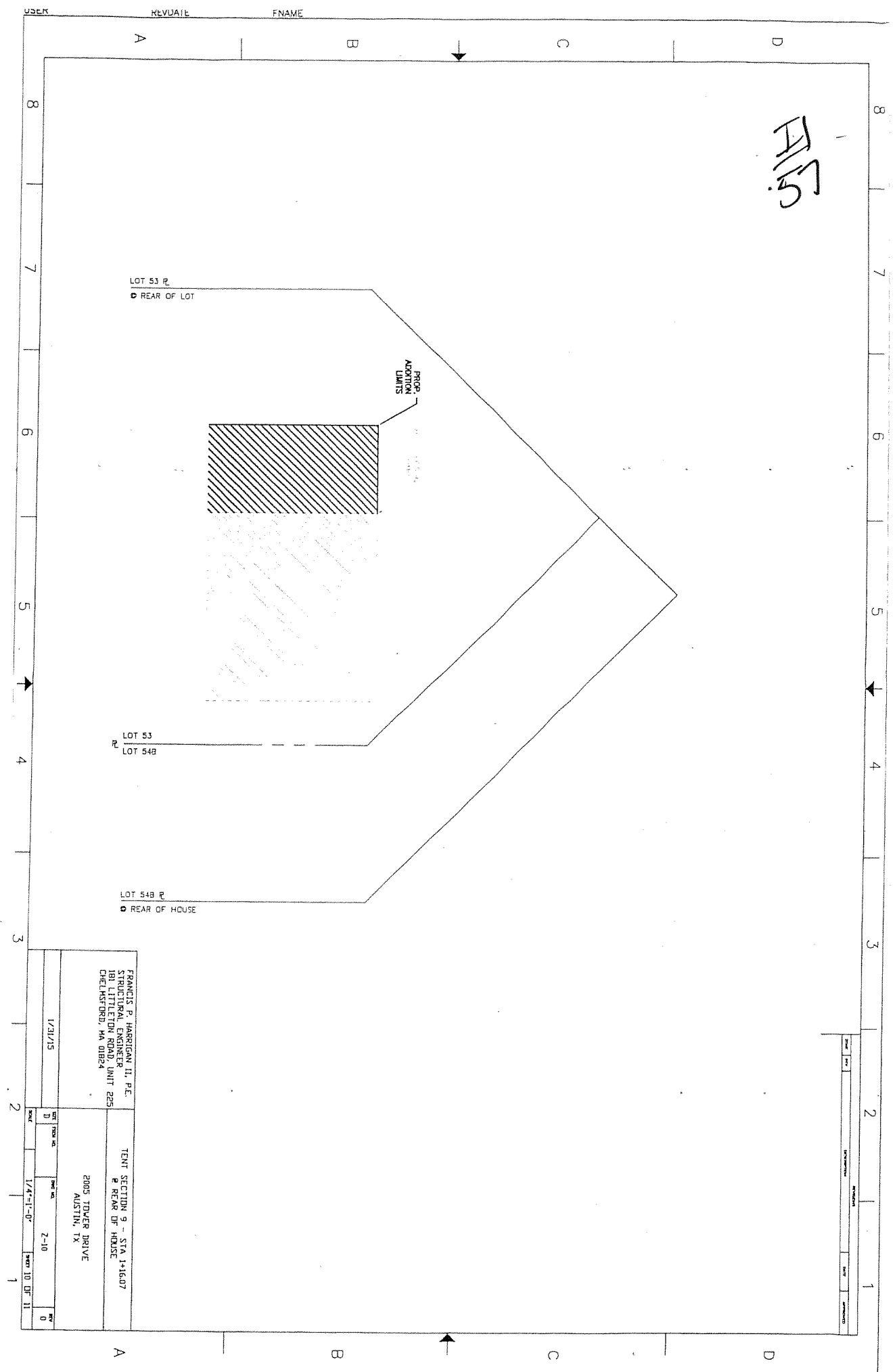
2005 TOWER DRIVE  
AUSTIN, TX

1/31/15

REV	DATE	DESCRIPTION
1	1/31/15	1/4"=1'-0"
2	1/4/11-07	1/4"=1'-0"
3	1/4/11-07	1/4"=1'-0"
4	1/4/11-07	1/4"=1'-0"
5	1/4/11-07	1/4"=1'-0"
6	1/4/11-07	1/4"=1'-0"
7	1/4/11-07	1/4"=1'-0"
8	1/4/11-07	1/4"=1'-0"
9	1/4/11-07	1/4"=1'-0"
10	1/4/11-07	1/4"=1'-0"
11	1/4/11-07	1/4"=1'-0"



FILE



11/58

LOT 53 R  
● REAR OF HOUSE

R LOT 53  
LOT 54B

LOT 54B R  
O REAR OF LOT

FRANCIS P. HARRIGAN II, P.E.  
STRUCTURAL ENGINEER  
181 LITTLETON ROAD, UNIT 225  
CHELMSFORD, MA 01824

TENT SECTION 10 - STA 1+37.87  
2 REAR PROPERTY LINE

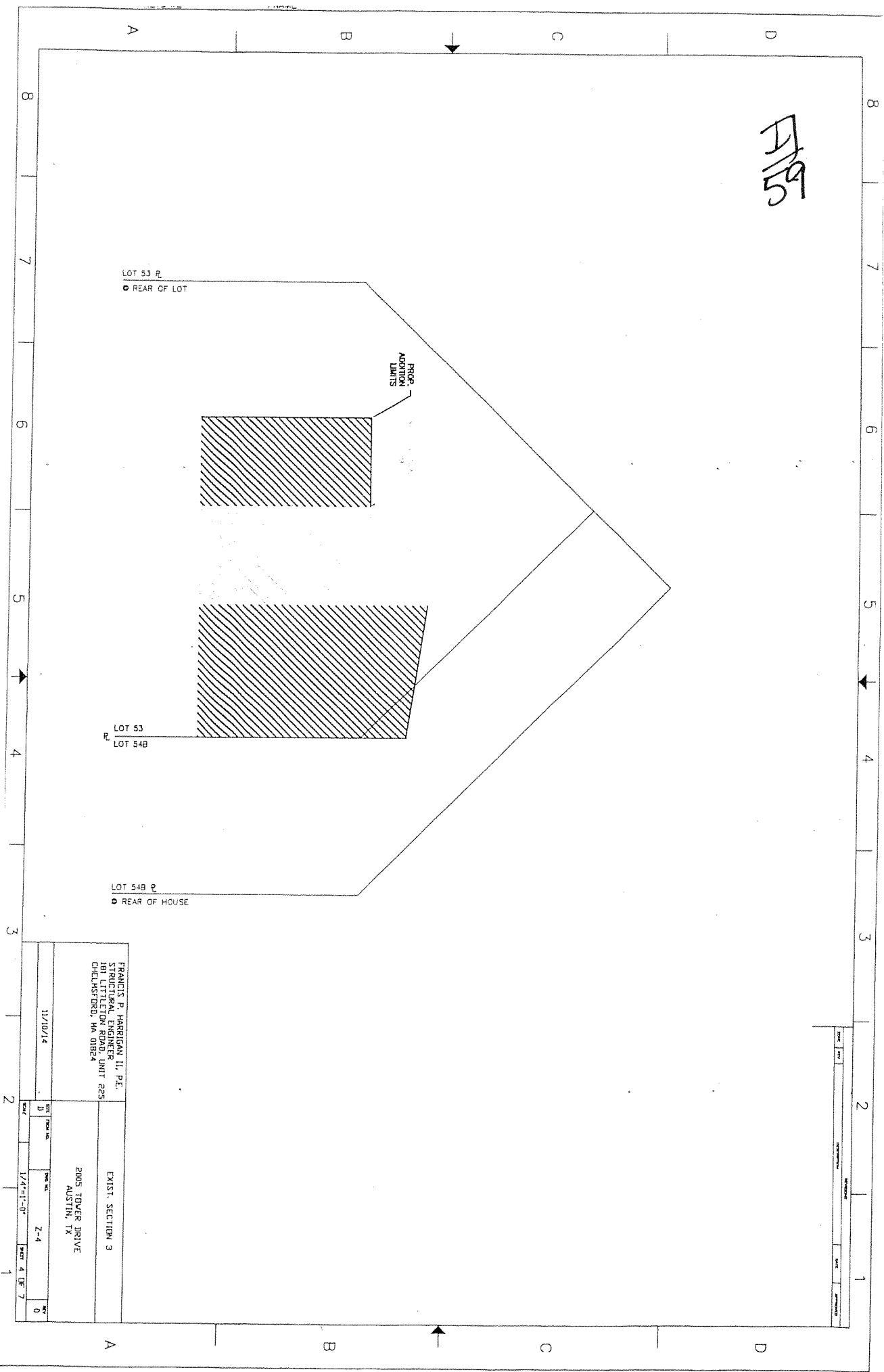
2005 TOWER DRIVE  
AUSTIN, TX

1/31/15

DATE	TIME	TIME	DATE
D		Z-11	0
WOLF		1/4" = 1' - 0"	WOLF 11 OF 11

Year	Age	Sex	Occupation	Education	Income	Assets	Liabilities	Net Worth
2000	30	Male	Software Engineer	BS	\$75,000	\$150,000	\$50,000	\$100,000
2001	31	Male	Software Engineer	BS	\$80,000	\$160,000	\$55,000	\$105,000
2002	32	Male	Software Engineer	BS	\$85,000	\$170,000	\$60,000	\$110,000
2003	33	Male	Software Engineer	BS	\$90,000	\$180,000	\$65,000	\$115,000
2004	34	Male	Software Engineer	BS	\$95,000	\$190,000	\$70,000	\$120,000
2005	35	Male	Software Engineer	BS	\$100,000	\$200,000	\$75,000	\$125,000
2006	36	Male	Software Engineer	BS	\$105,000	\$210,000	\$80,000	\$130,000
2007	37	Male	Software Engineer	BS	\$110,000	\$220,000	\$85,000	\$135,000
2008	38	Male	Software Engineer	BS	\$115,000	\$230,000	\$90,000	\$140,000
2009	39	Male	Software Engineer	BS	\$120,000	\$240,000	\$95,000	\$145,000
2010	40	Male	Software Engineer	BS	\$125,000	\$250,000	\$100,000	\$150,000
2011	41	Male	Software Engineer	BS	\$130,000	\$260,000	\$105,000	\$155,000
2012	42	Male	Software Engineer	BS	\$135,000	\$270,000	\$110,000	\$160,000
2013	43	Male	Software Engineer	BS	\$140,000	\$280,000	\$115,000	\$165,000
2014	44	Male	Software Engineer	BS	\$145,000	\$290,000	\$120,000	\$170,000
2015	45	Male	Software Engineer	BS	\$150,000	\$300,000	\$125,000	\$175,000
2016	46	Male	Software Engineer	BS	\$155,000	\$310,000	\$130,000	\$180,000
2017	47	Male	Software Engineer	BS	\$160,000	\$320,000	\$135,000	\$185,000
2018	48	Male	Software Engineer	BS	\$165,000	\$330,000	\$140,000	\$190,000
2019	49	Male	Software Engineer	BS	\$170,000	\$340,000	\$145,000	\$195,000
2020	50	Male	Software Engineer	BS	\$175,000	\$350,000	\$150,000	\$200,000

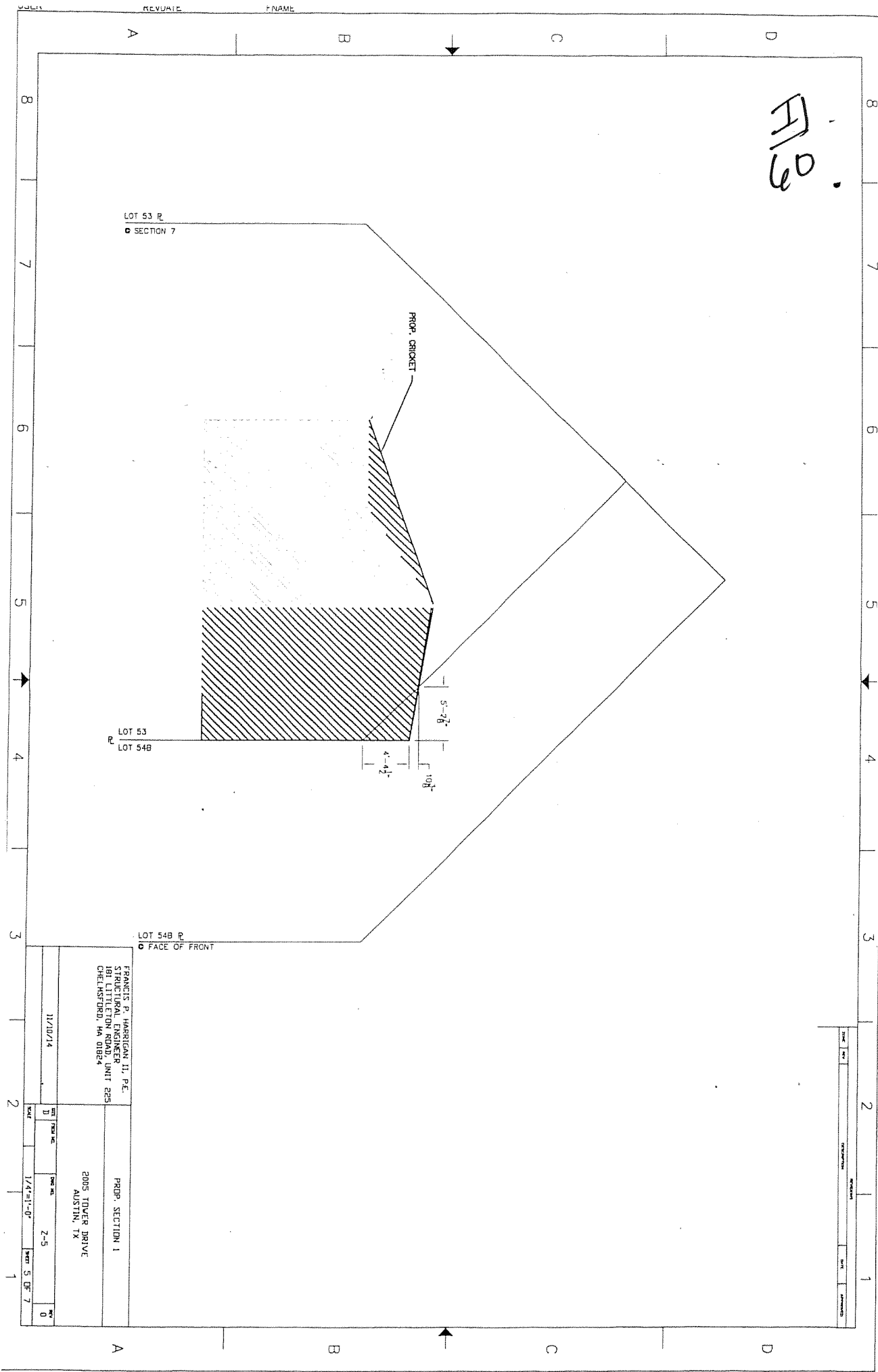
11/59



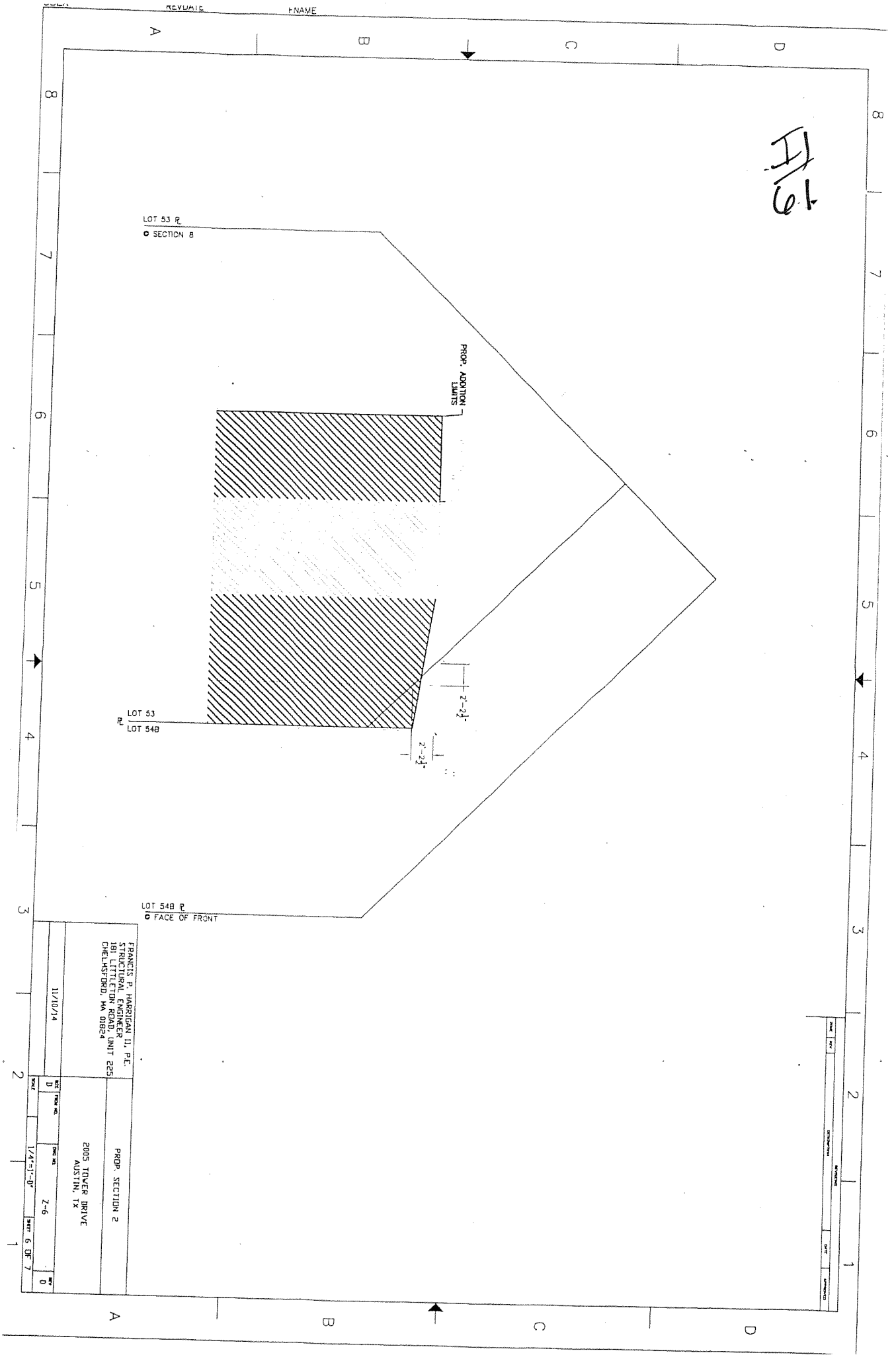
FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 801 LITTLETON ROAD, UNIT 225 CHELSEA, MA 01924		EXIST. SECTION 3	
11/10/14	11/10/14	2005 TOWER DRIVE AUSTIN, TX	2005 TOWER DRIVE AUSTIN, TX
D	1/4"=1'-0"	Z-4	0

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION

FILED



11/13



LOT 53 R  
SECTION B

PROP. ADDITION  
LIMITS

LOT 53  
LOT 54B

LOT 54B R  
FACE OF FRONT

FRANCIS P. HANCOCK II, P.E.  
STRUCTURAL ENGINEER  
181 LITTLETON ROAD, UNIT 225  
CHELMSFORD, MA 01824

PROP. SECTION 2

2005 TOWER DRIVE  
AUSTIN, TX

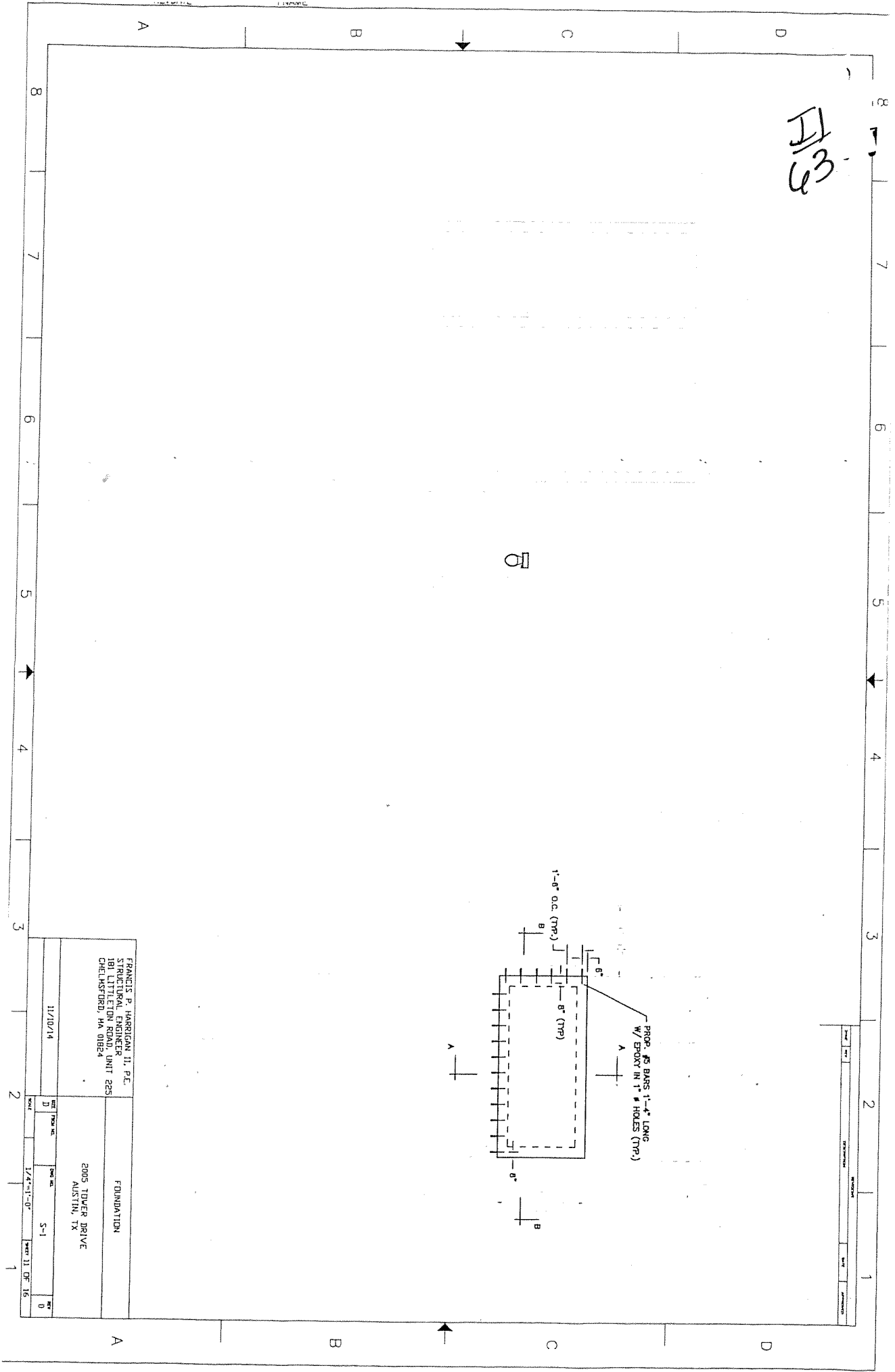
11/10/14

REV	DATE	DESCRIPTION	BY	CHK
1	11/10/14	1/4"=1'-0"	6	0

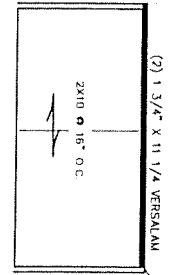
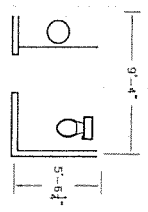
DATE	REV	DESCRIPTION	BY	CHK
11/10/14	1	1/4"=1'-0"	6	0



II  
63



17/59



NOTE: DOUBLE JOIST & LAG TO TOP PLATE OVER EXISTING JOIST. DOOR W/ TIMBERLON BOLTS

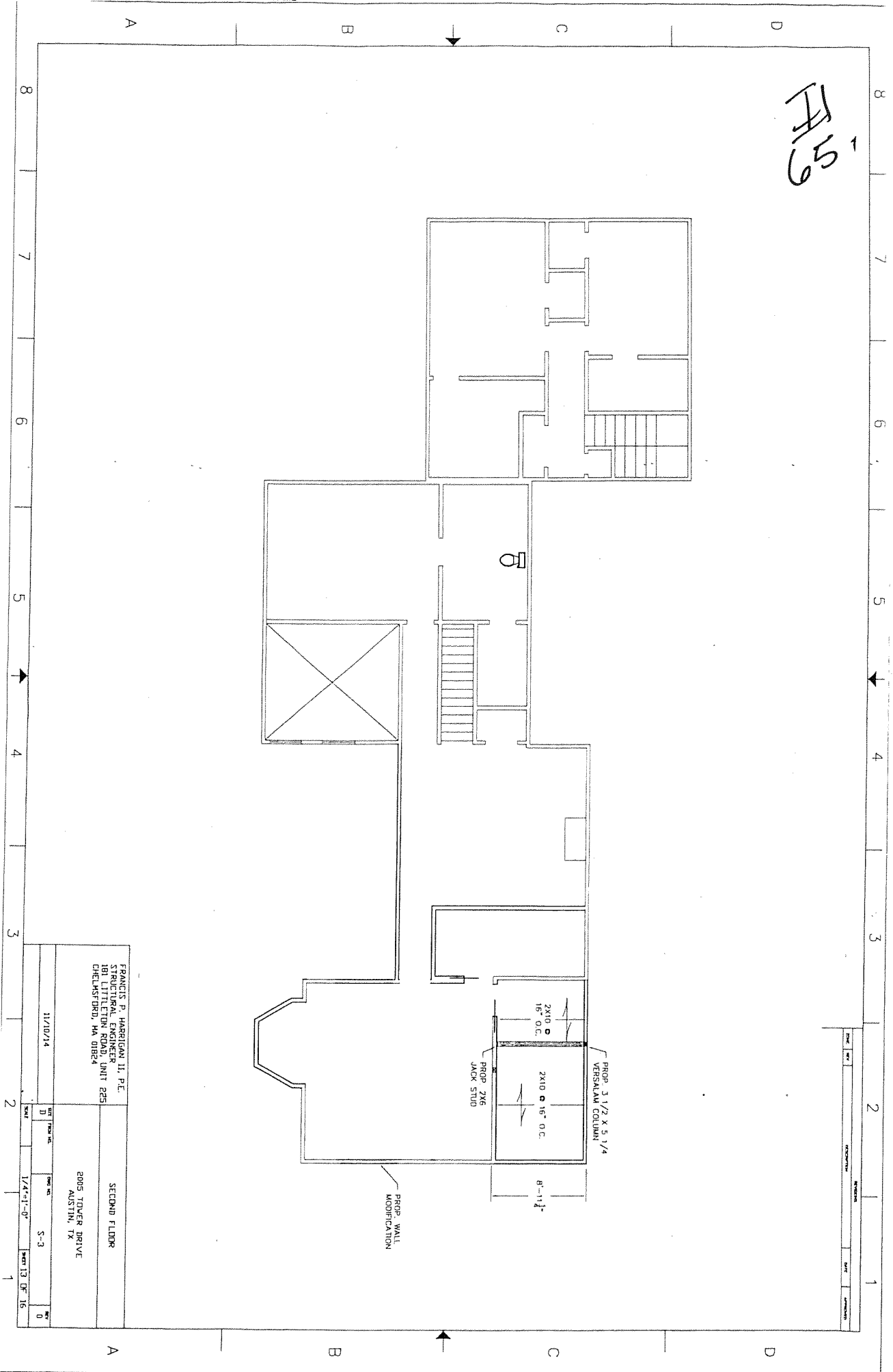
PROPOSED 2x4 EXTERIOR WALL W/ 5/8" FIRE RATED SHEET ROCK INSIDE & 1/2" CDX PLYWOOD EXTERIOR

2x4 PARTITION W/ 5/8" FIRE RATED SHEET ROCK BOTH SIDES

FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 181 LITTLETON ROAD, UNIT 225 CHELSEA, MA 01824		FIRST FLOOR	
11/10/14	11/10/14	2003 TOWER DRIVE AUSTIN, TX	12' 16"
D	1/4"=1'-0"	S-2	12' 16"

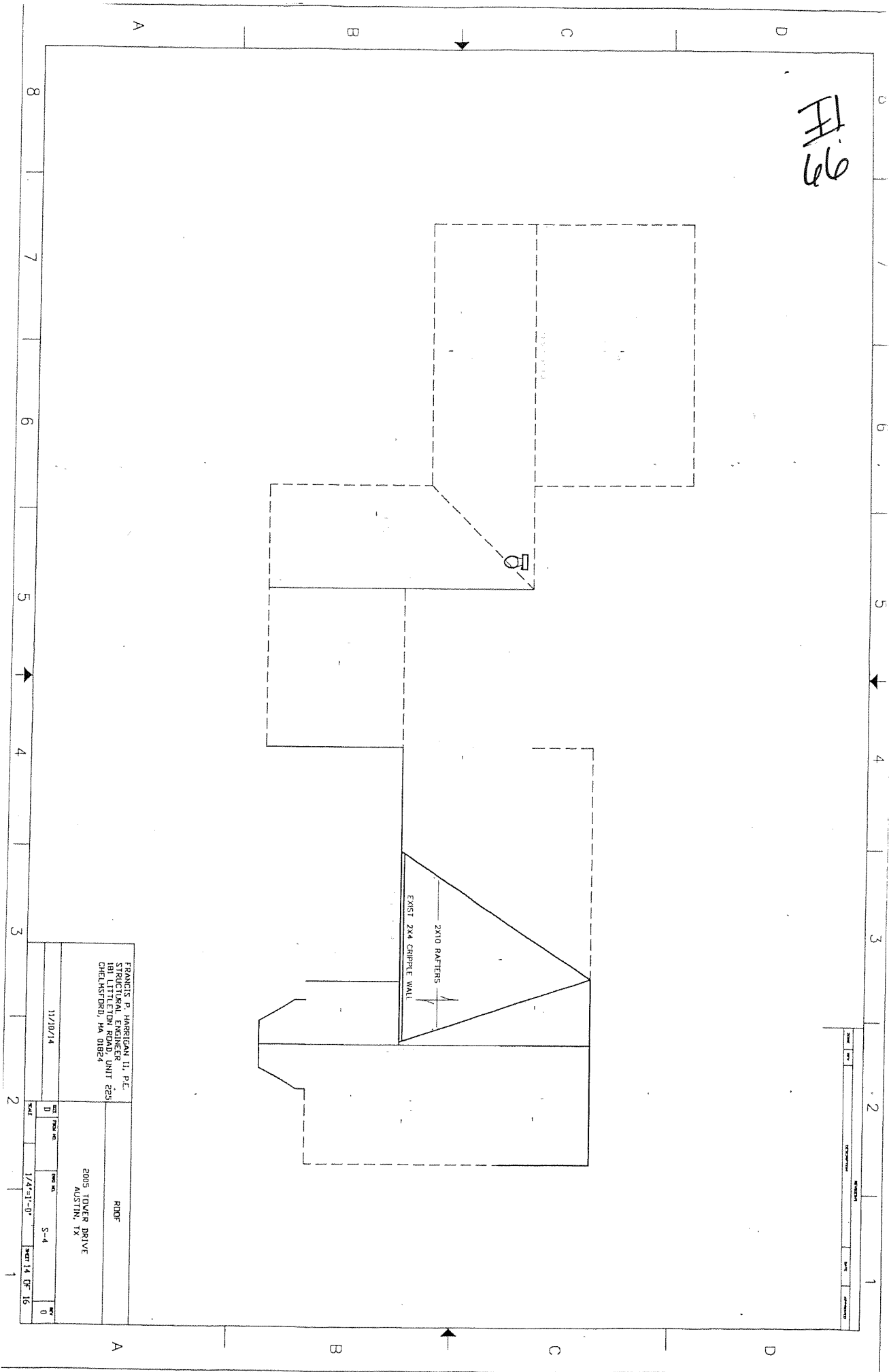


1765



FRANCIS P. HARRIGAN II, P.E. STRUCTURAL ENGINEER 181 LITTLETON ROAD, UNIT 225 CHELSEA, MA 01824				SECOND FLOOR			
11/10/14				2005 TOWER DRIVE AUSTIN, TX			
DATE	BY	CHKD	APP'D	DATE	BY	CHKD	APP'D
11/10/14	D			1/4/11-07	S-3		
Sheet 13 of 16				0			

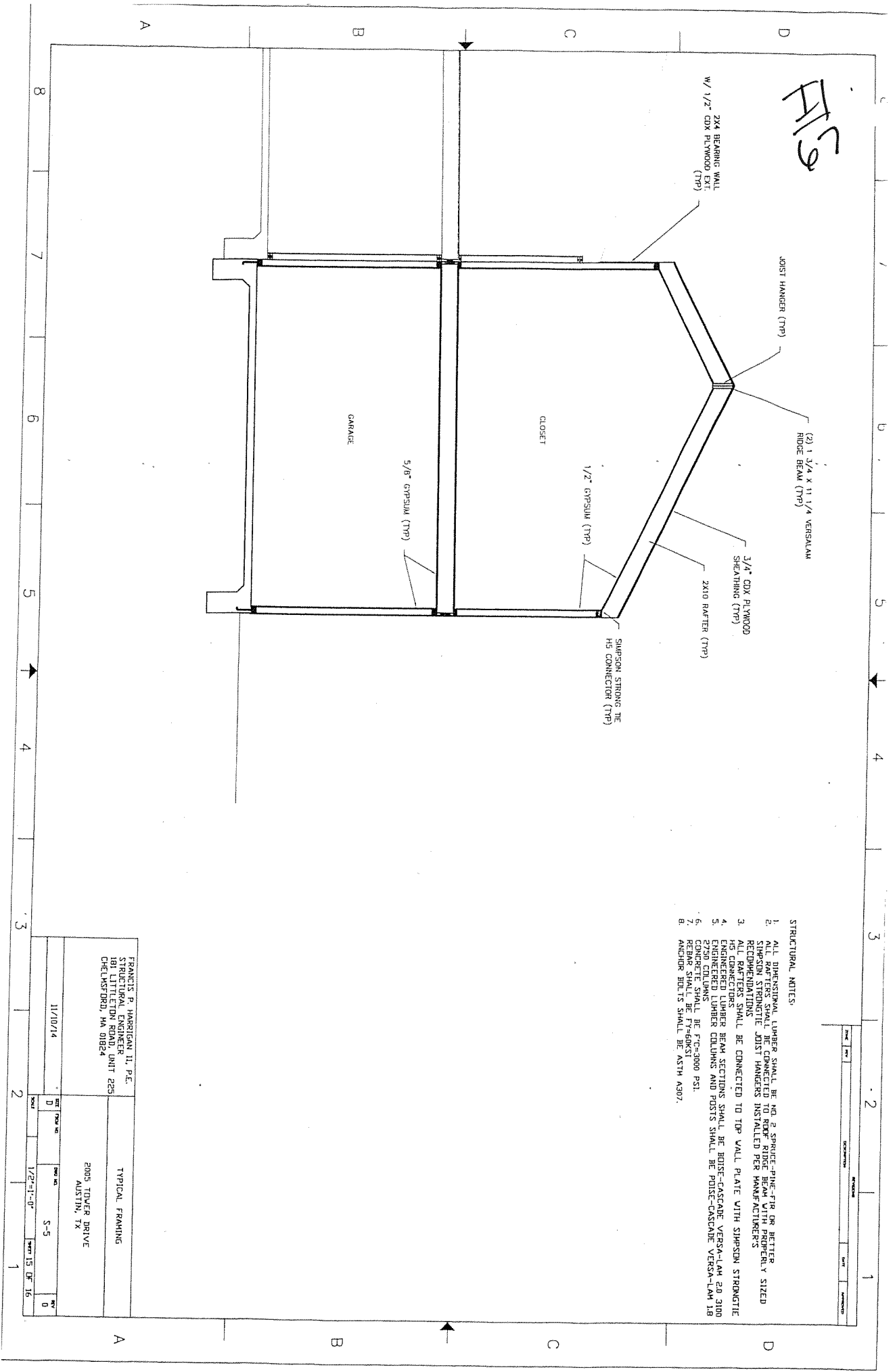
FE 99



FRANCIS P. HARRIS II, P.E.			
STRUCTURAL ENGINEER			
181 LITTLETON ROAD, UNIT 225			
CHELSEA, MA 01824			
11/08/14		2005 TOWER DRIVE	
		AUSTIN, TX	
REV	DATE	BY	APP
1	11/08/14	S-4	0
1/4"=1'-0"		SHEET 14 OF 16	

DATE	11/08/14	BY	S-4	APP	0
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FILE

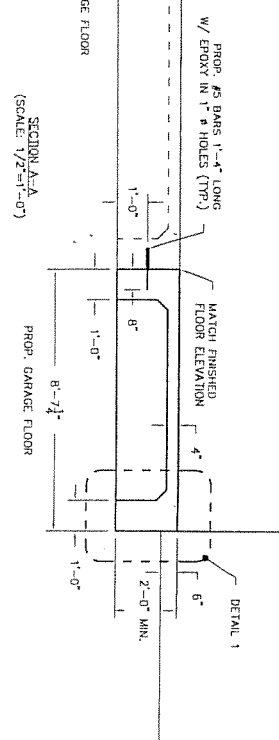


- STRUCTURAL NOTES:
1. ALL DIMENSIONAL LUMBER SHALL BE NO. 2 SPRUCE-PINE-FIR OR BETTER.
  2. ALL RAFTERS SHALL BE CONNECTED TO JOIST HANGERS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  3. ALL RAFTERS SHALL BE CONNECTED TO TOP WALL PLATE WITH SIMPSON STRONGTIE H5 CONNECTORS.
  4. ENGINEERED LUMBER BEAM SECTIONS SHALL BE BOISE-CASCADE VERSA-LAM 2.0 3100 PSI.
  5. ENGINEERED LUMBER COLUMNS AND POSTS SHALL BE BOISE-CASCADE VERSA-LAM 1.8 2750 PSI.
  6. CONCRETE SHALL BE F'C=3000 PSI.
  7. REINFORCING SHALL BE #4-60KSI.
  8. ANCHOR BOLTS SHALL BE ASTM A307.

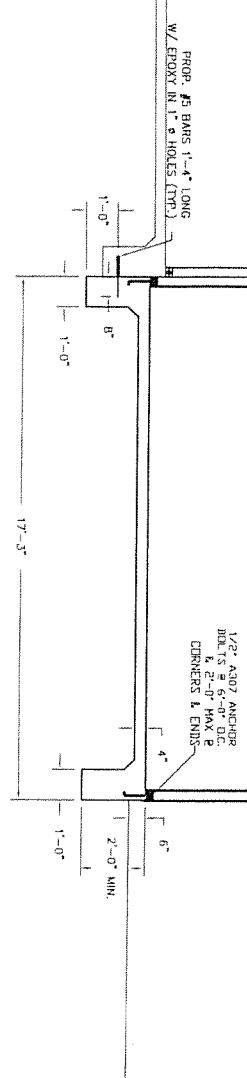
FRANCIS P. HARRISON II, P.E. STRUCTURAL ENGINEER 101 LITTLETON ROAD, UNIT 225 CHELSEA, MA 01824		TYPICAL FRAMING	
11/10/14	REV	1/2" x 1'-0"	REV
0	0	S-5	0
2	1	2	1

2005 TOWER DRIVE  
AUSTIN, TX

89

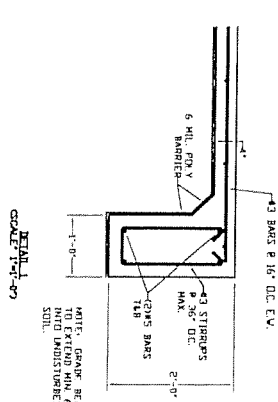


SECTION A-A  
(SCALE: 1/2"=1'-0")



SECTION B-B  
(SCALE: 1/2"=1'-0")

- STRUCTURAL NOTES:
1. ALL DIMENSIONAL LUMBER SHALL BE NO. 2 SPRUCE-PINE-FIR OR BETTER.
  2. ALL RAFTERS SHALL BE CONNECTED TO ROOF RIDGE BEAM WITH PROPERLY SIZED SIMPSON STRONGTIE JOIST HANGERS INSTALLED PER MANUFACTURER'S ONLY SIZED RECOMMENDATIONS.
  3. ALL STUDS SHALL BE CONNECTED TO TOP WALL PLATE WITH SIMPSON STRONGTIE H25A CONNECTORS.
  4. REQUIRED FOUNDATION CAPACITIES ARE INDICATED ON THE PLANS IN PARENTHESES, FOR EXAMPLE: (4.2 KIPS).
  5. HELICAL ANCHOR SUBCONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING ENGINEER'S DESIGN LOADS ARE PROVIDED BY ARCHITECT FOR EACH LOCATION.
  6. ENGINEERED LUMBER FROM SELECTED MANUFACTURERS SHALL BE USED.
  7. 2750 COLUMNS.



DETAIL 1  
(SCALE: 1'-0"=1'-0")

FRANCIS P. HARRIGAN II, P.E.		FOUNDATION DETAILS	
STRUCTURAL ENGINEER		2005 TOWER DRIVE	
1001 LUTHER ROAD, UNIT 225		AUSTIN, TX	
CHELSEA, MA 01862		AS NOTED	
11/10/14		S-6	
D		REV 0	

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2015-0116, 2005 Tower Drive**

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, November 9th, 2015**

Leane Heldenfels  
Your Name (please print)

☐ I am in favor  
☒ I object

2508 Winstead Lane

Your address(es) affected by this application

Leane Heldenfels

Signature

11-1-15

Date

Daytime Telephone: 512-514-4023

Comments: Object to temporary cover variance (B)

Object to setback variance (A)

OK with FAL variance (C)

OK with HLB back variance (D)

Note: all comments received will become part of the public record of this case.  
If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

69/H

